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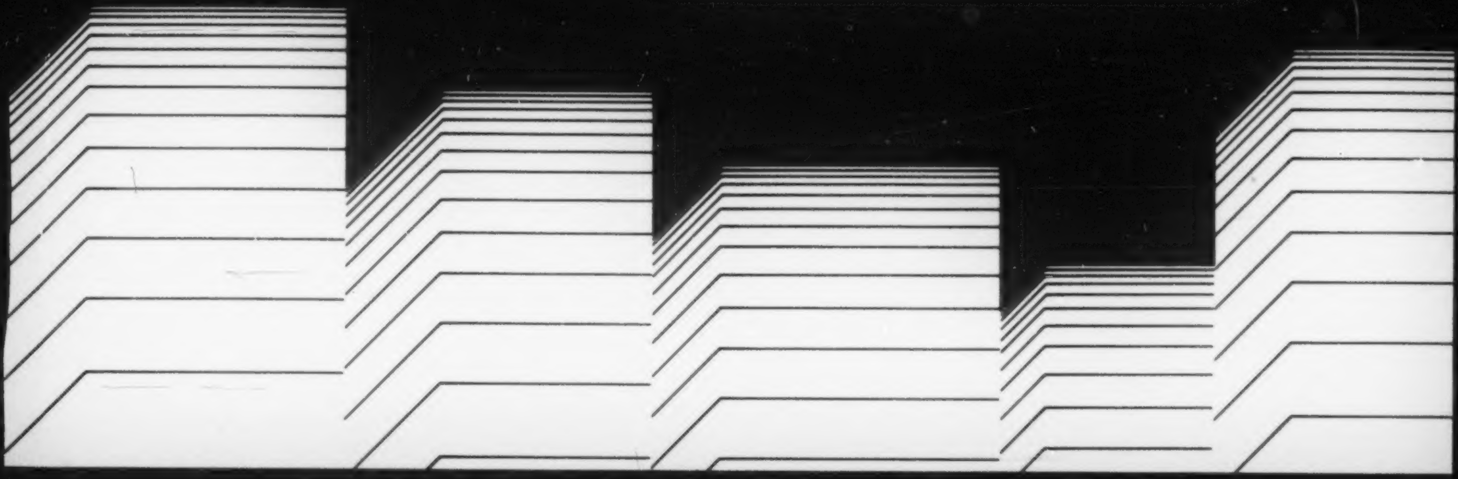

1986 BOMA EXPERIENCE EXCHANGE REPORT

Income/Expense Analysis For Office Buildings

BOMA
INTERNATIONAL

Building Owners and Managers Association International

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Income/Expense Analysis For Office Buildings

Data For Calendar Year 1985

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FOREWORD

BOMA is proud to present the most comprehensive and timely data source on operating expenses of office buildings available anywhere. In this 1986 edition, the Experience Exchange Report Committee and staff of BOMA International strived to provide meaningful and detailed figures in a manner timely enough to make an impact on your current operations and future budgeting.

Even though we say it each year, it is extremely important to thank each of you who submitted your individual building data to our survey for, without your participation, the Experience Exchange Report would not be the resource it is today. On behalf of BOMA International and its staff, we hope that you find the data herein to be timely, useful and informative.

Stephen P. Hokanson

Stephen P. Hokanson, Chairman
Experience Exchange Report Section
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BOMA INTERNATIONAL WOULD LIKE TO RECOGNIZE THOSE INDIVIDUALS CONTRIBUTING THEIR BUILDING DATA TO THE SURVEY: EACH AND EVERY PARTICIPANT IS AN IMPORTANT PART OF THIS PUBLICATION AND ONLY THROUGH THEIR EFFORTS ARE WE ABLE TO PRESENT THIS INFORMATION TO THE INDUSTRY. WE WOULD ALSO LIKE TO THANK BOMA EXECUTIVES, PRESIDENTS AND MEMBERS FOR VOLUNTEERING LONG HOURS IN THE PROMOTION OF THE EER SURVEY DRIVE.

TABLE OF CONTENTS

Page

Foreword iii

A USER'S GUIDE

A User's Guide 1
Explanation of the Analysis Format 3
Answers to Frequently Asked Questions 7
Office Building Performance Up in 1985 8

ANALYSES

UNITED STATES PRIVATE SECTOR
CITY ANALYSES

AKRON, OH 17
ALBUQUERQUE, NM 17
ATLANTA, GA 18
AUSTIN, TX 20
BALTIMORE, MD 21
BILLINGS, MT 24
BIRMINGHAM, AL 24
BOISE, ID 26
BOSTON, MA 27
BUFFALO, NY 31
CHARLESTON, WV 32
CHARLOTTE, NC 33
CHARLOTTESVILLE, VA 35
CHICAGO, IL 36
SUB. CHICAGO, IL 38
CINCINNATI, OH 40
CLEVELAND, OH 42
COLUMBUS, OH 44
CORPUS CHRISTI, TX 47
DALLAS, TX 48
DAYTON, OH 53
DENVER, CO 53
DES MOINES, IA 58
DETROIT, MI 60
EL PASO, TX 62
FORT LAUDERDALE, FL 63
FORT WAYNE, IN 63
FORT WORTH, TX 64
GRAND RAPIDS, MI 65
GREENVILLE, SC 66
HARTFORD, CT 67
HONOLULU, HI 69
HOUSTON, TX 71
INDIANAPOLIS, IN 75
JACKSONVILLE, FL 79
KANSAS CITY, MO 80
LITTLE ROCK, AR 83
LOS ANGELES, CA 86
LOUISVILLE, KY 89
MEMPHIS, TN 90
MIAMI, FL 90
MILWAUKEE, WI 92
MINNEAPOLIS, MN 94
NASHVILLE, TN 98
NEW ORLEANS, LA 100
NEW YORK, NY 102
NEWARK, NJ 105
NORFOLK, VA 105
OKLAHOMA CITY, OK 106
OMAHA, NE 109
ORANGE COUNTY, CA 109
ORLANDO, FL 111
PEORIA, IL 112
PHILADELPHIA, PA 113
PHOENIX, AZ 115
PITTSBURGH, PA 118
PLAINFIELD, NJ 122
PORTLAND, OR 122
PRINCETON, NJ 125
RALEIGH, NC 126
RICHMOND, VA 127
ROCHESTER, NY 128
SACRAMENTO, CA 128
SALT LAKE CITY, UT 130
SAN ANTONIO, TX 131
SAN DIEGO, CA 133
SAN FRANCISCO, CA 136
SAN JOSE, CA 140
SEATTLE, WA 142
SHREVEPORT, LA 143
SPOKANE, WA 145
ST. LOUIS, MO 146
ST. PAUL, MN 149
SYRACUSE, NY 151
TAMPA, FL 152
TUCSON, AZ 154
TULSA, OK 154
W. PALM BEACH, FL 157
WASHINGTON, DC 158
WICHITA, KS 162
WILMINGTON, DE 163

SPECIAL STUDIES

ALL BUILDINGS–1985 165
2 YEAR COMPARISON OF IDENTICAL BUILDINGS 166
5 YEAR COMPARISON OF IDENTICAL BUILDINGS 167
ALL ELECTRICAL BUILDINGS 170
SINGLE PURPOSE BUILDINGS 176
MEDICAL BUILDINGS 181
AGENCY MANAGED BUILDINGS 185
FINANCIAL BUILDINGS 191

UNITED STATES PRIVATE SECTOR NATIONAL CROSS-TABULATIONS

LOCATION/SIZE ANALYSES 195
AGE/SIZE ANALYSES 201
AGE/HEIGHT ANALYSES 216

UNITED STATES GOVERNMENT SECTOR
CITY ANALYSES

ANNAPOLIS, MD 231
ATLANTA, GA 231
KANSAS CITY, MO 235
LOS ANGELES, CA 236
PORTLAND, OR 241
SACRAMENTO, CA 241

BALTIMORE, MD 232
BOSTON, MA 232
CHICAGO, IL 233
CINCINNATI, IN 233
CLEVELAND, OH 234
INDIANAPOLIS, IN 234
MIAMI, FL 237
NEW ORLEANS, LA 238
NEW YORK, NY 239
OGDEN, UT 239
OMAHA, NE 240
PHILADELPHIA, PA 240
SAN DIEGO, CA 242
SAN FRANCISCO, CA 243
SANTA FE, NM 244
SEATTLE, WA 244
WASHINGTON, DC 245

UNITED STATES GOVERNMENT SECTOR SPECIAL STUDIES

ALL BUILDINGS–1985 249
2 YEAR COMPARISON OF IDENTICAL BUILDINGS 250
5 YEAR COMPARISON OF IDENTICAL BUILDINGS 251
ALL ELECTRIC BUILDINGS 254

UNITED STATES GOVERNMENT SECTOR NATIONAL CROSS-TABULATIONS

LOCATION/SIZE ANALYSES 259

CANADA PRIVATE SECTOR
CITY ANALYSES

CALGARY, AB 265
EDMONTON, AB 267
MONTREAL, QUE 268
OTTAWA, ON 269
QUEBEC, QUE 271
TORONTO, ON 272
VANCOUVER, BC 274

CANADA PRIVATE SECTOR SPECIAL STUDIES

ALL BUILDINGS–1985 277
2 YEAR COMPARISON OF IDENTICAL BUILDINGS 279
5 YEAR COMPARISON OF IDENTICAL BUILDINGS 280
ALL ELECTRIC BUILDINGS 283
SINGLE PURPOSE BUILDINGS 285
AGENCY MANAGED BUILDINGS 287

CANADA PRIVATE SECTOR NATIONAL CROSS-TABULATIONS

LOCATION/SIZE ANALYSES 291
AGE/SIZE ANALYSES 296
AGE/HEIGHT ANALYSES 304

CANADA GOVERNMENT SECTOR
CITY ANALYSES

CALGARY, AB 309
EDMONTON, AB 309
FT ST JOHN/NORTHEAST BC 310
KELOWNA AREA, BC 311
MONTREAL, QUE 312
NELSON/SOUTHEAST BC 313
OTTAWA, ON 315
PRINCE GEORGE/NORTH BC 317
PRINCE RUPERT/WEST BC 318
QUEBEC, QUE 319
TORONTO, ON 321
VANCOUVER, BC 323
VICTORIA, BC 323

CANADA GOVERNMENT SECTOR SPECIAL STUDIES

ALL BUILDINGS–1985 327
2 YEAR COMPARISON OF IDENTICAL BUILDINGS 328
5 YEAR COMPARISON OF IDENTICAL BUILDINGS 329
ALL ELECTRIC BUILDINGS 332

CANADA GOVERNMENT SECTOR NATIONAL CROSS-TABULATIONS

LOCATION/SIZE ANALYSES 335

APPENDICES

APPENDIX A—EER SURVEY FORM 341
APPENDIX B—PRO-FORMA WORKSHEET 344
APPENDIX C—**BOMA** FUNCTIONAL ACCOUNTING GUIDE 346
APPENDIX D—**BOMA** STANDARD METHOD OF MEASURING FLOOR AREA 349
APPENDIX E—OCCUPANCY SURVEY, OCTOBER, 1985 361
APPENDIX F—EXPLANATION OF **BUILDING OWNERS AND MANAGERS ASSOCIATION INTERNATIONAL** AND **BUILDINGS OWNERS AND MANAGERS INSTITUTE INTERNATIONAL** 365

A USER'S GUIDE

THE EXPERIENCE EXCHANGE REPORT (EER) provides published tables of operating income and expense data for office buildings throughout North America. The data is based on a voluntary survey of building owners and managers whose buildings represent a wide and varied selection of office space. Building owners and managers receive the survey forms (Appendix A contains a sample form) in January of each year and submit them prior to the March 15th deadline. BOMA International reviews the forms and compiles the data statistically into tables (called analyses) during April and May; publication and distribution of the book occurs in June.

DATA COMPILATION

A completed EER survey form contains information about a building's yearly operating costs and rental income, as well as data on the building's use and operating characteristics. The income and expense data is categorized according to the functional accounting categories outlined in the BOMA Functional Accounting Guide (Appendix C). Respondents are asked to measure and report space according to the BOMA/ANSI Method of Measuring Floor Area in Office Buildings (Appendix D).

HOW DATA CONTRIBUTORS BENEFIT

Building owners and managers who complete the EER forms each year not only support one of the industry's leading tools for monitoring and analyzing building performance but also receive an INDIVIDUAL BUILDING ANALYSIS for each building they submit. This ANALYSIS standardizes their building's data according to the EER format so the building can be easily compared to the statistics in the EER itself. Participation in next year's survey is possible by contacting BOMA International.

ORGANIZATION OF THE EER

The pages following this User's Guide present an explanation of how to interpret the data figures presented in the analyses.

The EER contains four major sections of analyses: U.S. Private Sector, U.S. Government Sector, Canadian Private Sector, and Canadian Government Sector. Within each sector the analyses are grouped according to Cities, Special Studies, and National Cross-Tabulations. The city analyses appear in alphabetical order, with up to 12 analyses (tables) for each city. For each city, depending upon sample size, sub-analyses distinguish building performance according to location (downtown versus suburban) and building size.

Special studies contain analyses on specific types of office buildings, including comparisons of buildings reporting each year, all-electric buildings, and single purpose buildings.

The National Cross-Tabulation grouping provides analyses sorted by building location, age, size, and height characteristics.

CAVEAT

BOMA International has taken extreme care and exercised high standards of statistical procedures in processing and reporting of data in this EXPERIENCE EXCHANGE REPORT, and offers it as a useful service to the office building industry and the public.

However, data is presented with no warranty either expressed or implied, as to its accuracy; BOMA International assumes no legal responsibility for the accuracy of the statistical presentations, comments, or other information contained herein. NEITHER does it assume any responsibility for the outcome of decisions, contracts, commitments, or obligations made on the basis of this information.

Sample Analysis

1

TOTAL BUILDING RENTABLE AREA		TOTAL OFFICE RENTABLE AREA
10 BLDS	469,123 SQ.FT.	466,514 SQ.FT.

Summary Section

3

INCOME	DOLLARS. SQ. FT.		MID RANGE		# BLDS	DOLLAR. SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA			^		10	10.90	12.08		
RETAIL AREA	9.50	9.50	2		1				
OTHER AREA									
TOTAL RENT	11.00	12.08			10				
MISCELLANEOUS	.10	.13			5				
TOTAL INCOME	11.04	12.08			10				
EXPENSE									
CLEANING	.75	.75			10	.75	.75		
REPAIR-MAINT	.52	.44			10	.53	.44		
UTILITIES	1.40	1.39			10	1.41	1.39		
RDS/GNDS/SEC	.17	.15			10	.17	.15		
ADMINISTRATIVE	.39	.42			10	.39	.42		
TOTAL OPER EXP	3.23	3.40			10	3.25	3.49		
FIXED EXPENSES	1.00	.99			10	1.00	.99		
TOTAL OPER+FIXED	4.23	4.40			10	4.25	4.48		
LEASING EXP	1.10	.47			9				
TOTAL PAYROLL	.19	.12			6				
TOTAL CONTRACT	1.45	1.49			6				

4

Tenant Occupancy Information

5

AVG SQFT/OFC TEN	3421	10	AVG OFFICE OCCUPANCY	88.0	10
AVG SQFT/RET TEN	1305	1	AVG RETAIL OCCUPANCY	00.0	1
AVG SQFT/OFC WORK	164	9	AVG RATE YR-END RENT	14.54	10
			RENTABLE GROSS SQFT	.88	4

Detail Section

6

COMPONENT COSTS-- TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.74	9
PAYROLL		
CONTRACT	.59	9
SUP/MAT/MISC	.07	9
TRASH REMOVAL	.07	9
REPR/MAINT TOTAL	.44	9
PAYROLL	.06	9
ELEVATOR	.06	9
HVAC	.19	9
ELECTRICAL	.00	5
STRUCT/ROOF	.02	5
PLUMBING	.02	4
GEN SUPPLIES	.05	5
GEN MAINT	.08	9
UTILITIES TOTAL	1.39	10
ELECTRIC	1.41	9
GAS	.07	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	9
RDS/GNDS/SEC TOT	.15	10
RDS/GNDS TOTAL	.16	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	9
RDS/GNDS OTHER	.05	9
SECURITY TOTAL	.06	5
SEC PAYROLL	.01	1
SEC CONTRACTS	.05	5
SEC OTHER	.01	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.38	9
PAYROLL	.10	1
MGMT FEES	.35	8
LEGAL FEES	.06	5
AUDIT FEES		
GEN OFC EXP	.05	1
OTHER ADM EXP	.01	4
FIXED EXP TOTAL	.98	9
REAL ESTATE TAX	.91	9
BUILDING INS	.06	9
PERS PROP TAX	.00	4
OTHER TAXES	.01	4
LEASING EXPENSES	.57	8
ADV PROMOTION	.03	1
COMM/FEES	.24	7
TENANT ALTS	.68	4
BUY-OUTS		
TOTAL PAYROLL	.10	5
CLEANING		
REPAIR/MAINT	.05	5
RDS/GROUNDS		
SECURITY	.01	1
ADMINISTRATIVE	.10	1
TOTAL CONTRACTS	1.57	5
CLEANING	.73	5
REPAIR/MAINT	.26	5
RDS/GROUNDS	.15	5
SECURITY	.05	5
ADMINISTRATIVE	.39	5

EXPLANATION OF THE ANALYSIS FORMAT

The basic format of the analyses contained in the BOMA EXPERIENCE EXCHANGE REPORT (EER) consists of three sections. The top section provides income and expense SUMMARY data, the middle provides TENANT/OCCUPANCY INFORMATION and the bottom portion supplies expense DETAIL data.

SUMMARY SECTION

This section provides summary totals for six income and eleven expense categories.

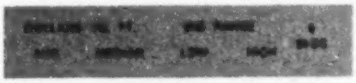
The left side of the SUMMARY SECTION presents income and expense figures for the TOTAL BUILDING RENTABLE AREA (Office + Retail + Other). The right side provides figures for TOTAL OFFICE RENTABLE AREA only. Most survey respondents use the BOMA/ANSI Standard Method for Measuring Floor Area in Office Buildings (Appendix D) to determine rentable area.

Under the total rentable area headings is the number of buildings reporting in the analysis and the corresponding total building and total office square footage of those buildings:

1

For all categories in the SUMMARY SECTION, four types of data are provided: AVERAGE, MEDIAN, MID-RANGE and NUMBER OF BUILDINGS.

2



The following set of fictitious data for ten buildings will demonstrate how these figures are calculated:

Cleaning Costs *(Theoretical)*

Building #	Square Feet	$ Expense
1	134,000	$ 73,700
2	79,000	$ 53,720
3	280,000	$ 235,200
4	121,000	$ 110,110
5	590,000	$ 566,400
6	91,000	$ 92,820
7	1,222,000	$1,295,320
8	455,000	$ 495,950
9	260,000	$ 291,200
10	195,000	$ 243,750
	3,427,000	$3,458,170

The AVERAGE is calculated by adding all dollars, then all square footage, and dividing total dollars by total square footage:

$$\frac{\text{Total Dollars}}{\text{Total Sq. Ft.}} = \text{AVERAGE Dollars per Square Foot}$$

OR

$$\frac{\$3{,}458{,}170}{\$3{,}427{,}000} = \$1.009 \text{ per Square Foot}$$

This method is a true AVERAGE, in that it measures the cost or income per square foot without reference to the number or size of buildings contributing data. Buildings with larger amounts of square feet will affect the average value more than small buildings. This effect is most noticeable in analyses with few buildings reporting, especially if the large buildings report unusual income or expense figures. This is one reason the EER provides as many size group breakdowns as possible for each city, and includes medians and mid-ranges, to allow greater ability to judge the usefulness of each statistic.

The MEDIAN is a true measure of the midpoint of the data. To obtain a MEDIAN for the ten sets of data in the following example, the dollars per square foot for each building are arrayed from the lowest value to the highest. Then the computer simply counts halfway through the data and finds the number that lies at the MIDPOINT. One-half will have a figure lower than the MEDIAN and one-half will have a figure higher than the MEDIAN. When the number of data items is odd, the MEDIAN will be an actual number from a set of data. When the number of items is even, the two numbers on either side of the center are added together and divided by two to produce the MEDIAN. In the following case the center numbers of $.96 and $1.02 produce a MEDIAN of $.99.

(continued)

Building	Square Feet	$ Expense	Average/Sq. Ft.
1	134,000	$ 73,700	$ .55
2	79,000	$ 53,720	$ .68
3	280,000	$ 235,200	$ .84
4	121,000	$ 110,110	$ .91
5 *MEDIAN*	590,000	$ 566,400	$ .96
6 *THE HALFWAY*	91,000	$ 92,820	$1.02
7 *POINT OF THE*	1,222,000	$1,295,320	$1.06
8 *NUMBER OF*	455,000	$ 495,950	$1.09
9 *DATA ITEMS*	260,000	$ 291,200	$1.12
10	195,000	$ 243,750	$1.25

$$\begin{array}{r} .96 \\ +1.02 \\ \hline 1.98 \div 2 = .99 \end{array}$$

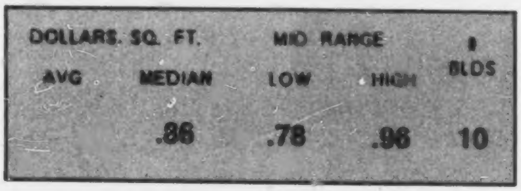
The MID-RANGE is an indication of the middle 50 percent of the data; the low MID-RANGE figure is the number below which 25 percent of the data items lie, and the upper MID-RANGE figure is the number above which 25 percent of the data items lie. The result is a "bracket set" of figures which show a range of 25 percent on either side of the center. The MID-RANGE shows the user how wide the data spread is; the user can decide whether most buildings show similar amounts, or whether the reports vary widely. For data categories with fewer than three buildings, no MID-RANGE will be shown.

	Building		Square Feet	$ Expense	Average/Sq. Ft.	
¼ (25%)	1		134,000	$ 73,700	.55	
	2		79,000	$ 53,720	.68	
	3		280,000	$ 235,200	.84	*THIS IS THE MID-RANGE— THE MIDDLE 50%*
½ (50%)	4	*Mid-50% RANGE: ¼ (25%) FROM THE FIRST AND LAST DATA ITEMS*	121,000	$ 110,110	.91	
	5		590,000	$ 566,400	.96	
	6		91,000	$ 92,820	1.02	
	7		1,222,000	$1,295,320	1.06	
¼ (25%)	8		455,000	$ 495,950	1.09	
	9		260,000	$ 291,200	1.12	
	10		195,000	$ 243,750	1.25	

If most reports show similar amounts, the MID-RANGE will be close to the MEDIAN:

1	.65	
2	.74	
3	.78	*Mid Range*
4	.81	
5	.84	Median .86
6	.88	
7	.91	
8	.96	
9	1.01	
10	1.12	

For this set the corresponding analysis would look like this:

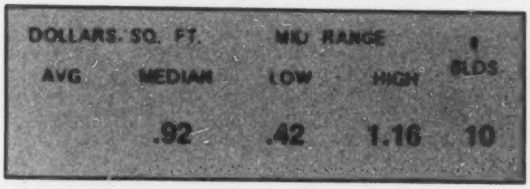


DOLLARS. SQ. FT.		MID RANGE		#
AVG	MEDIAN	LOW	HIGH	BLDS
	.86	.78	.96	10

However, if the report showed a great variance in data, then the MID-RANGE will show a wide spread:

1	.31	
2	.33	
3	.42	*Mid-Range*
4	.66	
5	.85	Median .92
6	.99	
7	1.05	
8	1.16	
9	1.21	
10	1.29	

This analysis line would read as follows:

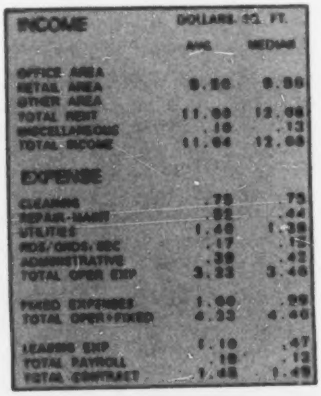


DOLLARS. SQ. FT.		MID RANGE		#
AVG	MEDIAN	LOW	HIGH	BLDS
	.92	.42	1.16	10

The NUMBER OF BUILDINGS (# BLDS) shows the exact number of buildings supplying data for each income or expense category. It is an extremely significant figure because the number of buildings may vary per category. For instance, an analysis of data from 19 buildings may contain an expense category in which only 4 buildings provide data. The reader must decide whether the expense statistic reflects true industry performance or is inaccurate due to the small sample size. The NUMBER OF BUILDINGS figure, both for the entire analysis and for individual categories, should be carefully reviewed when using EER statistics.

Income and expense summary categories are:

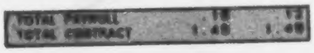
3



INCOME	DOLLARS SQ. FT. AVG	MEDIAN
OFFICE AREA		
RETAIL AREA	8.86	8.88
OTHER AREA		
TOTAL RENT	11.88	12.08
MISCELLANEOUS	.16	.13
TOTAL INCOME	11.64	12.08
EXPENSE		
CLEANING	.75	.75
REPAIR-MAINT	.82	.44
UTILITIES	1.46	1.38
RDS/GRDS/SEC	.17	.15
ADMINISTRATIVE	.38	.42
TOTAL OPER EXP	3.23	3.46
FIXED EXPENSES	1.00	.99
TOTAL OPER+FIXED	4.33	4.46
LEASING EXP	1.10	.47
TOTAL PAYROLL	.18	.12
TOTAL CONTRACT	1.48	1.49

Of the expense summary categories, two are not separate expense categories, but a combination of components of other expense categories:

4

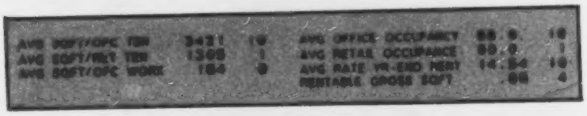


TOTAL PAYROLL	.18	.12
TOTAL CONTRACT	1.48	1.49

TENANT/OCCUPANCY INFORMATION

The middle section of the analysis provides information on the tenant and occupancy characteristics of the buildings reporting. For each tenant/occupancy item the figure in the first column is the statistical value while the figure in the second column represents the number of buildings reporting that item.

5



AVG SQFT/OFC TEN	3421	10	AVG OFFICE OCCUPANCY	88.6	10
AVG SQFT/RET TEN	1305	1	AVG RETAIL OCCUPANCE	90.0	1
AVG SQFT/OFC WORK	184	9	AVG RATE YR-END RENT	14.54	10
			RENTABLE GROSS SQFT	.88	4

The TENANT/OCCUPANCY INFORMATION is calculated as follows:

The AVERAGE SQUARE FEET PER OFFICE TENANT is computed by first calculating the actual occupied square footage of each building in the sample by multiplying the square footage of office space in each building by its office occupancy rate. These occupied square footages are then totaled for the entire sample.

Next, the number of tenants is totaled for the sample. Finally, the number of tenants is divided into the total amount of occupied office space to obtain the AVERAGE SQUARE FEET PER OFFICE TENANT. This process eliminates reference to the number of buildings and allows buildings with greater amounts of square footage to weight the sample.

The AVERAGE SQUARE FEET PER RETAIL TENANT is calculated in the same way except of course using retail space, retail occupancy rates and retail tenants.

The AVERAGE SQUARE FEET PER OFFICE WORKER is similarly computed, using office space, office occupancy and "building population" information.

AVERAGE OFFICE OCCUPANCY and AVERAGE RETAIL OCCUPANCY are calculated in a manner similar to the prior items. First, the actual occupied square footage of each building is calculated by taking the square footage of the office (or retail) space and multiplying by the office (or retail) occupancy rate. These occupied square footages are then totaled for the entire sample. Next, the total office (or retail) square footages are totaled for the entire sample. Finally, the total occupied office (retail) square footage is divided by the total office (or retail) square footage to obtain the average occupancy rate.

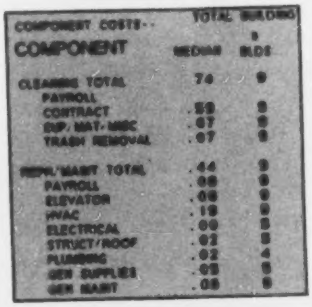
AVERAGE RATE YEAR-END RENT is the average of the base rate of the last space rented during calendar year 1984 and is calculated the same way as all other averages. The given dollar amounts are totaled and then divided by the number of reports providing that information.

RENTABLE/GROSS SQUARE FEET is calculated by totaling the "Total Construction Area of Building" figures for the sample, then totaling the "Total Rentable Square Feet" figures, and dividing the total of the Construction Area into the total of the "Total Rentable Square Feet". This statistic is designed to give the average efficiency ratio of the buildings in the sample.

DETAIL SECTION

The bottom section of each analysis provides expense detail information. These expenses are components of the summary expense categories given in the SUMMARY SECTION. Over fifty individual detail expense categories are provided. A sample of this section:

6



COMPONENT COSTS-- COMPONENT	TOTAL BUILDING MEDIAN	# BLDS
CLEANING TOTAL	74	9
PAYROLL		
CONTRACT	.58	8
SUP/MAT/MISC	.07	9
TRASH REMOVAL	.07	8
REPR/MAINT TOTAL	.44	9
PAYROLL	.08	6
ELEVATOR	.06	6
HVAC	.15	6
ELECTRICAL	.00	5
STRUCT/ROOF	.02	5
PLUMBING	.02	4
GEN SUPPLIES	.05	5
GEN MAINT	.08	8

In the DETAIL SECTION only a MEDIAN figure is given for an expense detail category along with the NUMBER OF BUILDINGS reporting that category. All MEDIAN figures represent TOTAL BUILDING RENTABLE AREA.

The category totals in the expense DETAIL SECTION will often vary slightly, in both dollar total and number of buildings, from the expense summary figures in the SUMMARY SECTION. This is due to the format of the survey form. The front page of the EER survey form provides the SUMMARY SECTION and TENANT/OCCUPANCY INFORMATION figures. The back page, which is optional to the survey respondent, supplies expense DETAIL data.

Many respondents report zero values for detailed expense categories (zero and blank responses are treated equivalently). In order to incorporate as much information as possible into the analyses, each expense item in an analysis is calculated separately according to the number of buildings responding to that survey question. This data compilation system allows use of individual data items even when a form is incomplete. The component figures, including the expense detail totals, stand by themselves. Consequently the NUMBER OF BUILDINGS statistic is very important when examining an analysis; it reveals how many buildings actually reponded to a survey question.

In short, each statistic, whether an individual component or total category, can be considered meaningful in its own right and representative of the widest amount of data available.

ANSWERS TO FREQUENTLY ASKED QUESTIONS

1. HOW ARE THE STATISTICS PRESENTED?

All data is presented in dollars per square foot per year based on the income and expense dollars incurred during the calendar/fiscal year 1985. For instance, 11.02 should be read as $11.02 per square foot per year. Canadian analyses are reported in Canadian dollars.

2. WHAT UNIT OF FLOOR MEASUREMENT ARE THESE DOLLARS APPLIED AGAINST?

Most calculations are in Rentable Square Feet, or an equivalent floor measurement method as in the case of a single or special purpose and government buildings. Survey respondents are asked to report rentable square feet according to the BOMA/ANSI Standard Method of Measuring Floor Area in Office Buildings (Appendix D).

3. HOW ARE THE INCOME AND EXPENSE CATEGORIES DETERMINED?

The income and expense categories presented in the EER are based on functional accounting categories common throughout the office building industry. These categories are defined in the BOMA Functional Accounting Guide (Appendix C).

4. WHY DON'T THE FIGURES IN THE INDIVIDUAL EXPENSE DETAIL CATEGORIES ADD UP TO THE EXPENSE TOTALS?

Each individual category, including the "totals" category, stands by itself. In order to provide the most complete analysis of data possible, the system allows the use of individual data items, even when a survey form is incomplete. For example, a survey report may only provide information on Cleaning and Utilities. These two items will be used to compute statistics in these two categories, but the report will be removed from any totals computations and any other statistic where it did not provide information.

In short, each statistic, whether an individual category or a category "total," can be considered meaningful in its own right and representative of the widest amount of data available.

5. IF A BUILDING DOES NOT PROVIDE DOLLAR INFORMATION FOR AN ITEM, IS THAT BUILDINGS' SQUARE FOOTAGE STILL USED IN THE CALCULATION?

No. When dollar information is not provided, the square footage for that building is removed from the calculation. This is why the number of buildings is shown for each category.

6. WHERE DO I FIND ENERGY COSTS?

Energy costs are the major component of the "utilities" category. The only other component of this category is Water/Sewer which tends to be a relatively small amount. Therefore, for general use purposes, the "Utilities" category may be considered to be energy.

7. HOW CAN I FIND OUT THE COST PER RENTED SQUARE FOOT?

"Office Rented" statistics, roughly comparable to those in older editions of the EER, can be derived by simply dividing any desired office area dollar statistic by the average occupancy rate.

8. IS THE "AVERAGE RATE YEAR-END RENT" THE CURRENT MARKET RENTAL RATE?

No. This data figure does not reflect current market rental rate for several reasons.

First, it is a simple average of the amounts provided by the surveys which responded to the question; "The last time you leased office space during this reporting period, what was its annual base rental rate?"

Second, "the last time you leased space" could have been early in the reporting year. At the latest, it would be as of December 31, 1985. Therefore it can never be a "current" figure.

Third, definition of the term "base rate" may vary by area.

Fourth, it is an average based on space in existing buildings which have been in operation for at least the full calendar year 1985.

In general, however, it provides a strong indicator of the actual, contracted rate at which space was leased, generally during the latter part of the year. In this respect it may vary from the "asking price" in any city, and may therefore be a better basis for projecting achievable income if no significant changes in the market have occurred since the time the data was collected.

9. IN AN ANALYSIS, DOES THE NUMBER OF BUILDINGS FIGURE EQUAL THE NUMBER OF SURVEY REPORTS USED IN THAT ANALYSIS?

No, the number of buildings does not necessarily indicate the number of survey reports in each analysis, because a single report may be filed for more than one building. For instance, a survey may be filed on a complex of several buildings using a single accounting system. Therefore, a NUMBER OF BUILDINGS figure indicating ten buildings may actually be compiled from only six survey reports, with one or more reports containing more than one building. This factor affects the data in two ways.

First a data item will show a MID-RANGE only when four or more buildings report that item. But, regardless of the number of buildings shown, if only three or fewer reports provided data, no MID-RANGE will be given.

Second, reports with more than one building are eliminated in analyses of multiple building characteristics such as city size groups because multiple building reports usually aggregate buildings of different sizes, ages and/or heights. Removing multiple building reports allows the most accurate cross tabulation analyses to be provided. Consequently, the number of buildings in the size grouping will often be less than the number for "All Downtown" or "All Suburban".

10. WHOM MAY I CONTACT FOR FURTHER INFORMATION?

The BOMA International Research Staff in Washington, DC will respond to all inquiries on EER calculations and procedures.

Office Building Performance Up In 1985

Dr. Alton J. Penz
Staff Vice President
Research

Economic performance of office buildings in North America continued to reflect the consequences of high rates of construction relative to new demand for space in 1985. This situation was partly offset in the United States by a stronger economy, where estimated net operating income rose in 1985, in both nominal and real terms (adjusted for inflation). In Canada, estimated net operating income rose as well on a nominal basis, but inflation negated this result so that estimates of real net operating income were down for the second consecutive year. Occupancy levels remained flat, with substantial amounts of space available and vacant in many office markets.

The *1986 Experience Exchange Report* (EER) includes data for over 2,900 office buildings located throughout North America. This sample includes 2,287 U.S. private sector properties, 348 government office buildings in the U.S., 108 privately held Canadian properties, and 175 government buildings in Canada (Table 1). In total this sample covers over 560 million square feet of office space.

The EER building sample includes predominantly larger office buildings; almost all of the properties for which reports were received exceed 50,000 square feet in size, and the average size for downtown office buildings exceeds 250,000 square feet. For every property included in this survey, over 75% of the rentable space is allocated to office type activities.

TABLE 1

DATA BASE SOURCES:
1986 EXPERIENCE EXCHANGE REPORT

	1986 (Data for Calendar 1985)	
	Buildings	**Sq. Ft. (000's)**
U.S. Private		
Downtown	1,022	313,204.9
Suburban	1,264	124,182.6
Total	2,287	437,402.6
Canadian Private		
Downtown	90	24,022.4
Suburban	18	3,832.0
Total	108	27,854.4
U.S. Government		
Downtown	332	65,721.4
Suburban	15	7,588.6
Total	348	73,326.0
Canadian Government		
Downtown	140	22,777.1
Suburban	34	5,276.5
Total	175	28,065.9
TOTAL	2,918	566,648.9

The Totals include rural buildings so that they may exceed the sum of Downtown and Suburban values.

The survey process solicited responses from many property managers throughout most North American cities. Buildings included in this survey are not all owned or managed by members of BOMA. Nevertheless, the responses, because they are voluntary, probably reflect the experience of the more efficiently managed office properties in the United States and Canada.

The data also suggest that the typical private sector respondent to the 1986 EER achieved a higher degree of success in raising rents and holding down costs than did all office property managers in 1985 (Table 2). The control group is restricted to those respondents who reported results for the same buildings for both 1984 and 1985, so that the results reflect a controlled sample in which the effects of shifts in respondent characteristics from 1984 to 1985 have been minimized.

TABLE 2

COMPARISON OF ALL RESPONDENTS WITH A CONTROL SAMPLE

(Percent change, 1984-1985, U.S. Private Sector)
All respondents: 2,387 Buildings, 437 mil. SF
Control respondents: 1,325 Buildings, 279 mil. SF

	All Respondents	**Control Group**
Average rent increase	8.9%	7.7%
Average total expense increase	4.9%	6.4%

UNITED STATES PRIVATE SECTOR

Owners and managers of commercial (private sector) office properties in the United States achieved increases in both total income and net operating income in 1985. Based on analysis of a control group, an average increase of $1.08 per square foot in total income was offset by an average increase of $0.41 in total operating plus fixed expenses. Average leasing expenses rose by $.03 per square foot for those respondents reporting it. Average Net Operating Income (NOI) can be estimated by subtracting from the average value of reported Total Income the average value of Total Expenses* It rose by $0.61 per square foot between 1984 and 1985. This increase represents a nominal increase in NOI of 9.1%. After adjusting for an inflation rate in 1985 of 3.6% (percent change in the CPI), the real growth in NOI was approximately 5.2%.

These results are the averaged responses of owners and managers of 1,325 buildings containing 297 million square feet of space.

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*Here, Total Expenses equals Total Operating plus Fixed Expenses plus a weighted average of Leasing Expense; respondents who reported zero leasing expenses are assumed to have included it in Administrative Expenses.

Table 3 reveals that the results as measured by median values are more positive: while Total Income rose by 8.2%, total Operating plus Fixed Expenses rose by 5.6%. The median values reflect the outcomes for the more numerous, smaller office properties, and the results imply that larger office properties did not improve performance as much as did smaller properties.

The difference in performance between large and small office properties can be attributed to changes in Fixed Expenses (primarily real estate taxes and insurance).

Based on average reported figures, Fixed Expenses rose by $0.32 per square foot, or almost 17%. In comparison, the next largest source of expense increases, administrative, rose by $0.07 per square foot. Based on more detailed analysis, increases in real estate taxes accounted for roughly 60% of the rise. Insurance expenses were the source of approximately 20% of the increase. Larger properties suffered more, and in fact had insurance and real estate tax expenses affected all building size categories equally, larger properties would have shown higher bottom line performance, on average, than smaller properties.

The office building industry paid about $1.5 billion more in 1985 than 1984 for real estate taxes, based on a U.S. Department of Energy estimate that the United States has about 8.5 billion square feet of office space. Additional insurance premiums amounted to approximately $500 million.

A bright spot in 1985 was utility expenses, which rose by approximately 1% in the control sample properties. This rise is the smallest reported in several years, and of course reflects the consequences of on-going energy conservation efforts as well as lower prices in some energy supply markets. Virtually all of the utility expenses are for energy.

Figure 1 illustrates the overall ratio of expenses to the total by expense categories for operating and fixed expenses in the United States. Based on the complete sample of private sector respondents, fixed expenses, notably property taxes and insurance, rose at a sufficiently high rate that this category was the largest source of expenses in 1985. Utilities expense, which is almost all energy, accounts for a slightly lower proportion. Fixed and utilities expenses now account for over 50% of total operating plus fixed expenses.

U.S. GOVERNMENT BUILDINGS

Managers of office properties that are owned and solely occupied by government tenants in the United States reported performance results in 1985 for 348 buildings. Of these, 310 had submitted EER survey responses for calendar year 1984 as well, and a comparison of their collective performance for the year is displayed in Table 4. The average size building reported in Table 4 is 200,000 square feet.

The government buildings, many of which are owned and operated by the federal government, reported increases in

TABLE 3

INCOME–EXPENSE COMPARISONS: 1984–1985
U.S. PRIVATE SECTOR

Control Sample (Same Buildings Both Years)
1,325 Buildings: 296.7 million square feet
U.S. Dollars per Square Foot

	Median Values[1]			Average Values[1]		
	1984	**1985**	**Percent Change**	**1984**	**1985**	**Percent Change**
INCOME						
Total Office	$11.01	$11.86	7.7	$13.45	$14.38	6.9
Total Rentable Area	11.05	11.99	8.5	13.47	14.51	7.7
Total Income	11.32	12.25	8.2	13.96	15.04	7.7
EXPENSE						
Cleaning	$ 0.71	$ 0.72	1.4	$ 1.03	$ 1.06	2.9
Repairs/Maint.	0.80	0.85	6.2	1.16	1.22	5.2
Utilities	1.57	1.66	5.7	1.83	1.85	1.1
Rds/Gnds/Sec	0.25	0.28	12.0	0.34	0.37	8.8
Administrative	0.56	0.61	8.9	0.60	0.67	11.7
Total Operating	4.10	4.31	5.1	4.95	5.15	4.0
Fixed Expenses	1.16	1.31	12.9	1.93	2.25	16.6
Total Operating & Fixed	5.39	5.69	5.6	6.83	7.27	6.4
Leasing	0.23	0.24	4.3	0.59	0.62	5.1
Total Expenses + Leasing[2]				7.29	7.76	6.4
Net Operating Income (NOI)[3]				6.67	7.28	9.1
NOI Adjusted for Inflation (3.6%)				—	7.02	5.2

[1] Each line item is calculated on the basis of non-zero responses for that item, hence total items may not agree with column totals.

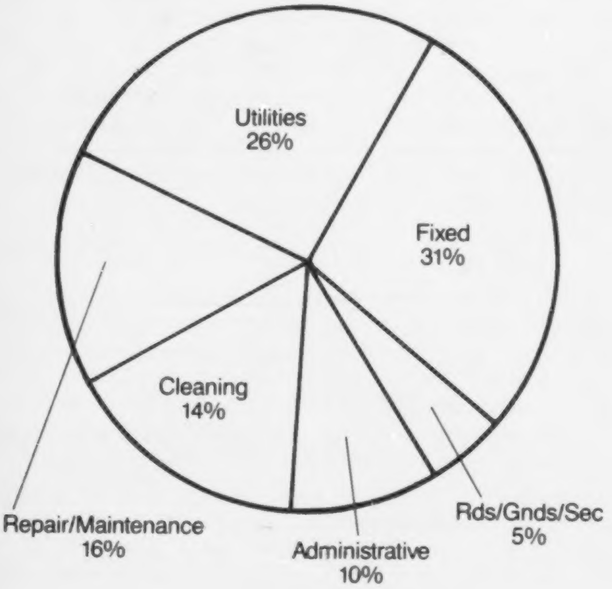
[2] Total Operating and Fixed plus Leasing Expenses on a weighted average basis, calculated from column entries.

[3] Total Income less Total Expenses and leasing, calculated from column entries.

FIGURE 1

RATIO OF MAJOR EXPENSE ITEMS TO TOTAL EXPENSES

U.S. Private Sector
All Buildings: 2,287 Buildings, 413 million square feet



cleaning, repairs/maintenance, and utilities. The largest source of increase was maintenance and repair expenses, which rose by $0.14 per square foot in 1985, or 15.2%. Adjusted for inflation, total expenses rose by 4.3%.

CANADA PRIVATE SECTOR PROPERTIES

The performance results reported by owners and managers of private sector Canadian office buildings suggest that 1985 was a flat year. Nominal increases in income of $0.42 (Canadian) per square foot clearly exceeded nominal increases in total operating expenses of $0.06 per square foot. But fixed expenses rose by $0.15 per square foot, which more than compensated for a $0.10 per square foot drop in leasing expenses (for those who reported it). The net effect was a nominal rise in estimated Net Operating Income of $0.15 per square foot, or 3.2%. Adjusted for a 4% inflation rate, Canadian office properties reported on average a 1% drop in real net operating income.

These results, summarized in Table 5, must be regarded more cautiously because of the small sample size. Whereas 108 reports were received for Canadian private sector office properties, for only 78 of these were reports received in 1984 as well, so the comparisons presented in Table 5 are less certain.

The rise in fixed expenses is attributable almost solely to rises in real estate taxes. Energy expenses rose very little in 1985 (less than 1%, on average), and cleaning expenses remained absolutely flat. In fact, on a cost per square foot basis, the $0.15 per square foot rise in fixed expenses greatly exceeds the source of the next largest increase, Administration ($0.03). In this regard private sector office property experienced in 1985 similar conditions to those in the U.S.

In contrast with U.S. results, observed differences between mean and median measurements suggest that smaller properties in Canada did not fare as well as larger properties. Median income actually dropped by 1.4%, and leasing expenses rose by 2.4%, so that net operating income for smaller properties dropped (both nominally and in real terms, adjusted for inflation). (Net operating income can not be estimated on the basis of the median figures.)

Figure 2 illustrates the ratio of expenses by category to the total for all Canadian private sector respondents. Whereas property owners in the U.S. pay $0.05 more per square foot for insurance than do their counterparts in Canada, Canadians pay almost twice as much for property taxes, so that fixed expenses constitute a large proportion (41%) of total operating plus fixed expenses. As in the United States, utilities are the second largest source of expenses, followed by repair-maintenance and cleaning.

TABLE 4

EXPENSE COMPARISONS: 1984–1985
U.S. GOVERNMENT BUILDINGS

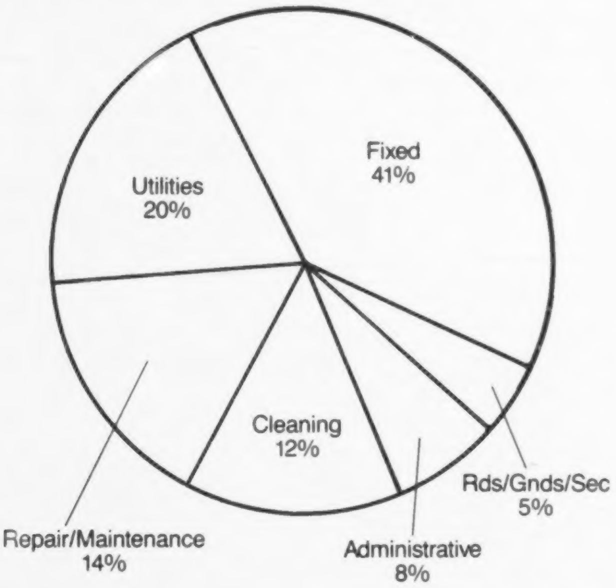
Control Sample (Same Buildings Both Years)
310 Buildings: 62.6 million square feet
U.S. Dollars per Square Foot

	Median Values			Average Values		
	1984	**1985**	**Percent Change**	**1984**	**1985**	**Percent Change**
EXPENSES						
Cleaning	$1.31	$1.34	2.3	$1.35	$1.37	1.5
Repairs/Maint.	0.95	1.09	14.7	0.92	1.06	15.2
Utilities	1.10	1.12	1.8	1.51	1.57	4.0
Administrative	0.34	0.37	8.8	0.32	0.44	37.5
Total Operating Expenses	4.13	4.35	5.3	4.28	4.63	8.2
Total Adjusted for Inflation (3.6%)				—	4.46	4.3

FIGURE 2

RATIO OF MAJOR EXPENSE ITEMS TO TOTAL EXPENSES

Canadian Private Sector
All Buildings: 135 Buildings, 332 million square feet



CANADA GOVERNMENT OFFICE BUILDINGS

Performance in Canadian government office buildings in 1985 presents a more positive picture in contrast with some of the results for other office market sectors in North America. Based on 144 buildings containing over 20 million square feet and averaging 145,000 square feet each, real decreases in total operating expenses of 4.3% were achieved in 1985 on average. In fact nominal total expenses were just slightly less in 1985 as well—$0.01 per square foot (Table 6). This performance was achieved by reducing all operating expense categories, with the singular exception of administrative expenses.

Based on median expense figures, however, expenses increased nominally by 5.7%. This result mirrors the situation in the Canadian private sector and suggests that smaller government properties were not as successful as larger ones in reducing operating expenses.

OCCUPANCY CONDITIONS

Occupancy conditions reported by respondents present a mixed picture. Overall, the rates reported are higher than those reported elsewhere because they do not include many newer properties with high levels of vacant space that have yet to be occupied for the first time. The five year control samples tend to reflect conditions in the better managed properties that have been in continuous operation for at least five years.

These figures suggest that these older properties in the U.S. are still experiencing the impact of an excessive amount of vacant space on the market. In Canada, the picture is a little

TABLE 5

**INCOME-EXPENSE COMPARISONS: 1984-1985
CANADA PRIVATE SECTOR**

Control Sample (Same Buildings Both Years)
78 Buildings: 18.9 million square feet
Canada Dollars per Square Foot

	Median Values			Average Values		
	1984	**1985**	**Percent Change**	**1984**	**1985**	**Percent Change**
INCOME						
Total Office	$12.07	$12.44	3.1	$15.70	$15.90	1.3
Total Rentable Area	12.43	12.38	−0.4	15.19	15.71	3.4
Total Income	12.61	12.43	−1.4	15.37	15.79	2.7
EXPENSE						
Cleaning	$ 0.77	$ 0.81	5.2	$ 0.83	$ 0.83	0.0
Repairs/Maint.	0.90	0.89	−1.1	0.96	0.98	2.1
Utilities	1.37	1.40	2.2	1.32	1.33	0.8
Rds/Gnds/Sec	0.25	0.24	−4.0	0.31	0.32	3.2
Administrative	0.47	0.57	21.3	0.50	0.53	6.0
Total Operating Expenses	4.01	4.08	1.7	3.90	3.96	1.5
Fixed Expenses	2.11	2.20	4.3	2.62	2.77	5.7
Total Operating & Fixed	6.25	6.40	2.4	6.47	6.73	4.0
Leasing	0.19	0.30	57.9	0.87	0.77	−11.5
Total Expenses + Leasing[1]				7.05	7.20	2.2
Net Operating Income (NOI)				8.32	8.59	3.2
NOI Adjusted for Inflation (4.0%)				—	8.24	−0.9

[1] Total Operating and Fixed Expenses plus Leasing Expense on a weighted average basis, calculated from column entries.

brighter. Whereas office occupancy levels remain flat, retail occupancy has risen but has yet to reach 1981 levels.

SUMMARY

The office properties in each city (and downtown versus suburban) can be expected to report performances that vary from the overall, nationally averaged results reviewed here. The Experience Exchange Report contains many tables to assist in distinguishing among these differences because they are so substantial and important. Nevertheless the overall direction and trends of the office building industry can be assessed from a review of the averaged performance results of 429 U.S. private sector properties and 26 Canadian private sector properties that have reported to the EER every year for the last five years.

The 26-building Canadian sample is quite small from a statistical perspective, however, and the data should be used with caution.

Tables 8 and 9 and figure 3 illustrate the results of U.S. properties included in a five year control sample. While owners and managers who report to the EER consistently may be expected to manage their properties more astutely and with greater diligence than will the typical office property owner and manager in North America, the differences in the performance results reported from year to year are likely to reflect the experience of many office properties.

Overall, a view of the office building industry in the United States within a five year horizon suggests that industry performance has improved significantly since 1980. On a cumulative basis, income has increased over 40% nominally since 1981, whereas expenses increased 29%, so that the cumulative increase in Net Operating Income between 1981 and 1985 was 61% (Table 8).

The real changes in office building performance are not quite as impressive because of the cumulative effects of inflation between 1981 and 1985. On a real basis, income rose 18% while expenses (both fixed and operating) rose 8%. The resulting real rise in Net Operating Income for the period was 35% (Table 9).

In Canada, the five year performance experience (as implied by 26 properties) was not as encouraging. These properties, which averaged in size almost 300,000 square feet, reported a cumulative gain in nominal income from 1981 to 1985 of 38%. Expenses rose by 33% in that same time period, and estimated net operating income rose by 42% as a consequence (Table 10).

Canada has experienced a higher rate of inflation than has the United States between 1981 and 1985, however. On a real basis, adjusted for inflation, property income rose by only 6.4%, expenses by 3%, and estimated net operating income by 9.5%. As Table 11 reveals, the growth in estimated net operating income varied significantly from year to year. This volatility may be attributable to the small sample size and may not be representative of industry-wide experience.

Predicting trends in office building growth and development requires more detailed and sophisticated analysis than this overview of the nationally averaged tables permit. Each city—indeed, each submarket within a city—presents its own opportunities and pitfalls.

TABLE 6

EXPENSE COMPARISONS: 1984–1985 CANADA GOVERNMENT BUILDINGS

Control Sample (Same Buildings Both Years)
144 Buildings: 20.9 million square feet
Canada Dollars per Square Foot

	Median Values			Average Values		
	1984	1985	Percent Change	1984	1985	Percent Change
EXPENSES						
Cleaning	$0.75	$0.71	–5.3	$0.82	$0.81	–1.2
Repairs/Maint.	0.67	0.68	1.5	0.94	0.91	–3.2
Utilities	1.11	1.12	0.9	1.35	1.36	0.7
Administrative	0.09	0.18	100.0	0.12	0.18	50.0
Total Operating Expenses	2.96	3.13	5.7	3.47	3.46	–0.3
Total Adjusted for Inflation (4.0%)				—	3.32	–4.3

TABLE 7

OCCUPANCY CONDITIONS
(Percent of Rentable Space)

	1981	1982	1983	1984	1985
Two Year Control Samples					
U.S. Private Sector					
(1,325 Bldgs: 296.7 mil SF)					
Office				91.1	91.6
Retail				91.3	93.7
Canada Private Sector					
(78 Bldgs: 18.9 mil SF)					
Office				92.0	91.8
Retail				86.5	88.1
Five Year Control Samples					
U.S. Private Sector					
(429 Bldgs: 113.8 mil SF)					
Office	98.0	97.5	96.1	94.3	93.6
Retail	97.3	96.9	96.7	97.4	97.4
Canada Private Sector					
(26 Bldgs: 7.6 mil SF)					
Office	96.7	97.4	96.7	94.7	94.6
Retail	91.4	89.7	88.4	86.2	89.3
All Buildings Reporting					
U.S. Private Sector					
(2,287 Bldgs: 437.4 mil SF)					
Office					90.2
Retail					90.9
Canada Private Sector					
(108 Bldgs: 27.8 mil SF)					
Office					92.1
Retail					87.6

TABLE 8

COMPARISON OF AVERAGE INCOME AND EXPENSES
U.S. PRIVATE SECTOR
Five Year Control Sample
429 Buildings: 113.8 million square feet
Nominal U.S. Dollars per Square Foot

	1981	1982	1983	1984	1985	Difference, 1981–1985
Income	10.49	12.21	13.33	13.72	14.77	
% Difference, Previous Year		16.4%	9.2%	2.9%	7.7%	40.8%
Total Operating Expenses	4.64	5.15	5.42	5.64	5.7	
% Difference, Previous Year		11.0%	5.2%	4.1%	1.1%	22.8%
Fixed Expenses	1.75	1.91	2.05	2.19	2.38	
% Difference, Previous Year		9.1%	7.3%	6.8%	8.7%	36.0%
Leasing Expense	0.24	0.26	0.36	0.4	0.49	
% Difference, Previous Year		8.3%	38.5%	11.1%	22.5%	104.2%
Total Expenses[1]	6.58	7.19	7.72	8.13	8.47	
% Difference, Previous Year		9.3%	7.3%	5.3%	4.2%	28.7%
Net Operating Income[2]	3.91	5.02	5.61	5.59	6.30	
% Difference, Previous Year		28.3%	11.8%	−0.4%	12.7%	61.2%
% Difference, CPI		6.1%	3.2%	4.3%	3.6%	

[1] Total Operating, Fixed, and Leasing Expenses, calculated from reported Total Operating and Fixed Expenses plus reported Leasing Expenses on a weighted average basis.

[2] Net Operating Income = Income − Total Expenses, calculated from column figures.

FIGURE 3

REAL VERSUS NOMINAL PERFORMANCE

U.S. Private Sector
Five Year Control Sample:
429 Buildings, 113.8 million square feet

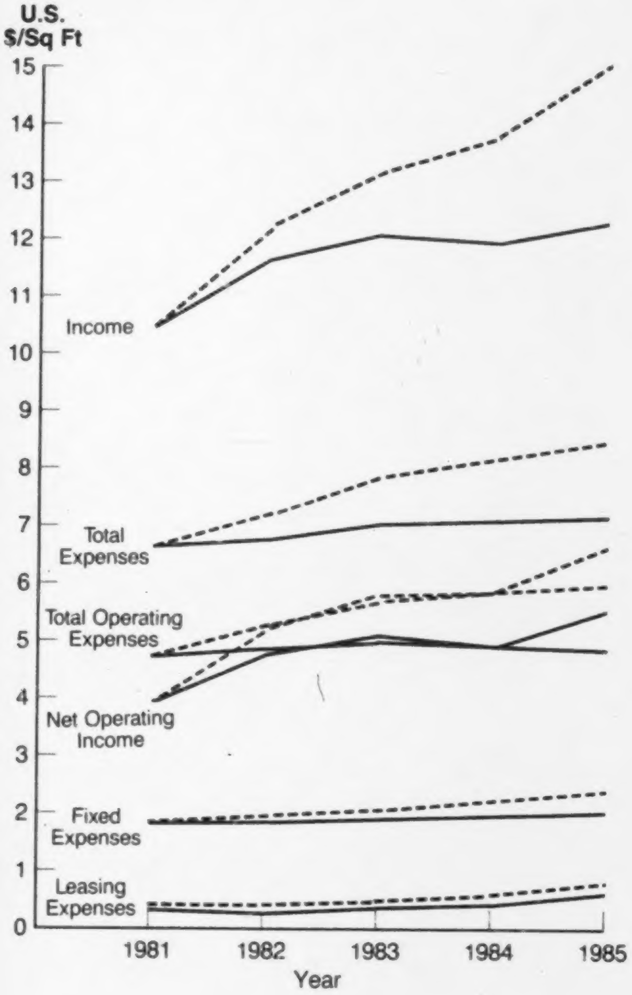


FIGURE 4

REAL VERSUS NOMINAL PERFORMANCE

Canadian Private Sector
Five Year Control Sample:
26 Buildings, 7.6 million square feet

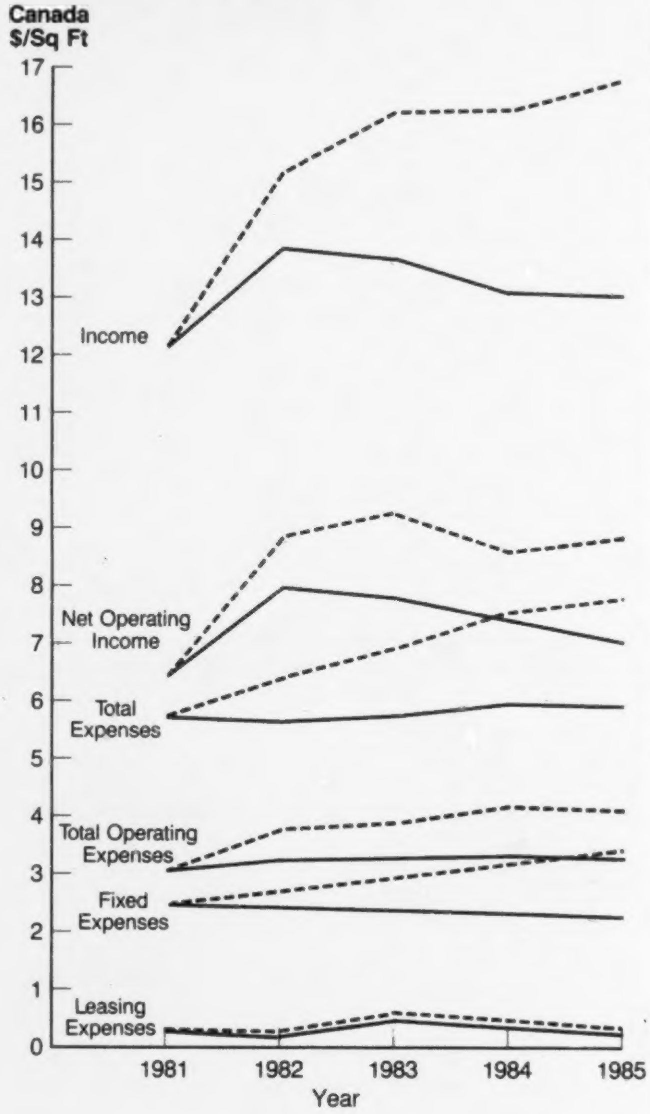


TABLE 9

COMPARISON OF AVERAGE INCOME AND EXPENSES U.S. PRIVATE SECTOR

Five Year Control Sample
(429 Buildings: 113,776,000 square feet)
Real 1981 U.S. Dollars per Square Foot
(Adjusted for annual change in CPI)

	1981	**1982**	**1983**	**1984**	**1985**	**Difference, 1981–1985**
Income	10.49	11.47	12.12	11.93	12.39	
% Difference, Previous Year		9.3%	5.7%	– 1.5%	3.8%	18.1%
Total Operating Expenses	4.64	4.84	4.93	4.91	4.78	
% Difference, Previous Year		4.2%	1.9%	– 0.4%	– 2.6%	3.0%
Fixed Expenses	1.75	1.79	1.86	1.91	2.00	
% Difference, Previous Year		2.5%	3.9%	2.2%	4.8%	14.0%
Leasing Expense	0.24	0.24	0.33	0.35	0.41	
% Difference, Previous Year		1.7%	34.0%	6.3%	18.1%	71.2%
Total Expenses[1]	6.58	6.75	7.02	7.07	7.10	
% Difference, Previous Year		2.6%	3.9%	0.8%	0.4%	7.9%
Net Operating Income[2]	3.91	4.71	5.10	4.86	5.28	
% Difference, Previous Year		20.5%	8.2%	– 4.7%	8.7%	35.2%
% Difference, CPI		6.1%	3.2%	4.3%	3.6%	

[1] Total Operating, Fixed, and Leasing Expenses, calculated from reported Total Operating and Fixed Expenses plus reported Leasing Expenses on a weighted average basis.

[2] Net Operating Income = Income – Total Expenses, calculated from column figures.

TABLE 10

COMPARISON OF AVERAGE INCOME AND EXPENSES CANADA PRIVATE SECTOR

Five Year Control Sample
26 Buildings: 7.6 million square feet
Nominal Canada Dollars per Square Foot

	1981	**1982**	**1983**	**1984**	**1985**	**Difference, 1981–1985**
Income	12.19	15.4	16.21	16.22	16.82	
% Difference, Previous Year		26.3%	5.3%	0.1%	3.7%	38.0%
Total Operating Expenses	3.17	3.68	3.87	4.22	4.16	
% Difference, Previous Year		16.1%	5.2%	9.0%	– 1.4%	31.2%
Fixed Expenses	2.49	2.75	2.98	3.17	3.37	
% Difference, Previous Year		10.4%	8.4%	6.4%	6.3%	35.3%
Leasing Expense	0.32	0.14	0.39	1.64	0.29	
% Difference, Previous Year		– 56.3%	178.6%	320.5%	– 82.3%	– 9.4%
Total Expenses[1]	5.76	6.41	6.93	8.40	7.69	
% Difference, Previous Year		11.4%	8.1%	21.2%	– 8.5%	33.5%
Net Operating Income[2]	6.43	8.99	9.28	7.82	9.13	
% Difference, Previous Year		39.7%	3.3%	– 15.7%	16.8%	42.0%
% Difference, CPI		10.8%	5.8%	4.4%	4.0%	

[1] Total Operating, Fixed, and Leasing Expenses, calculated from reported Total Operating and Fixed Expenses plus reported Leasing Expenses on a weighted average basis.

[2] Net Operating Income = Income – Total Expenses, calculated from column figures.

TABLE 11

COMPARISON OF AVERAGE INCOME AND EXPENSES CANADA PRIVATE SECTOR

Five Year Control Sample
(26 Buildings: 7,593,000 square feet)
Real 1981 Canada Dollars per Square Foot
(Adjusted for annual change in CPI)

	1981	1982	1983	1984	1985	Difference, 1981–1985
Income	12.19	13.74	13.62	13.03	12.97	
% Difference, Previous Year		12.7%	−0.8%	−4.3%	−0.4%	6.4%
Total Operating Expenses	3.17	3.28	3.25	3.39	3.21	
% Difference, Previous Year		3.6%	−0.9%	4.2%	−5.4%	1.2%
Fixed Expenses	2.49	2.45	2.50	2.55	2.60	
% Difference, Previous Year		−1.5%	2.1%	1.7%	2.1%	4.4%
Leasing Expense	0.32	0.12	0.33	1.32	0.22	
% Difference, Previous Year		−61.0%	162.4%	302.0%	−83.0%	−30.1%
Total Expenses[1]	5.76	5.72	5.82	6.75	5.93	
% Difference, Previous Year		−0.7%	1.8%	15.9%	−12.2%	3.0%
Net Operating Income[2]	6.43	8.02	7.80	6.28	7.04	
% Difference, Previous Year		24.6%	−2.7%	−19.5%	12.1%	9.5%
% Difference, CPI		10.8%	5.8%	4.4%	4.0%	

[1] Total Operating, Fixed, and Leasing Expenses, calculated from reported Total Operating and Fixed Expenses plus reported Leasing Expenses on a weighted average basis.

[2] Net Operating Income = Income − Total Expenses, calculated from column figures.

ANALYSES

U.S. PRIVATE SECTOR
AKRON
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	739,282 SQ.FT.				663,536 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	12.74	12.49		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.16	10.16			3				
MISCELLANEOUS	.47	.46			2				
TOTAL INCOME	11.51	10.59			3				
EXPENSE									
CLEANING	.90	.82			3	.97	.86		
REPAIR-MAINT	1.26	1.09			3	1.37	1.22		
UTILITIES	1.36	1.12			3	1.54	1.26		
RDS GNDS SEC	.18	.22			3	.18	.22		
ADMINISTRATIVE	.49	.44			3	.49	.44		
TOTAL OPER EXP	4.22	3.67			3	4.64	3.99		
FIXED EXPENSES	.86	.85			3	.86	.85		
TOTAL OPER+FIXED	5.08	4.52			3	5.50	4.84		
LEASING EXP	.07	.09			2				
TOTAL PAYROLL	1.02	.51			3				
TOTAL CONTRACT	1.29	1.51			3				

AVG SQFT OFC TEN	15072	3	AVG OFFICE OCCUPANCY	90.9	3
AVG SQFT RET TEN	2969	3	AVG RETAIL OCCUPANCY	90.2	3
AVG SQFT OFC WORK	232	3	AVG RATE YR-END RENT	14.33	3
			RENTABLE GROSS SQFT	.78	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
ALBUQUERQUE
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	418,898 SQ.FT.				409,058 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	13.25	12.70	10.84	16.72
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.94	12.70	10.84	15.49	5				
MISCELLANEOUS	.07	.07			1				
TOTAL INCOME	12.96	12.70	10.84	15.53	5				
EXPENSE									
CLEANING	.64	.60	.56	.71	5	.65	.66	.58	.71
REPAIR-MAINT	.66	.51	.33	.85	5	.67	.51	.33	.92
UTILITIES	1.80	1.99	1.65	2.34	5	1.84	2.11	1.65	2.45
RDS GNDS SEC	.32	.30	.19	.50	5	.32	.30	.19	.50
ADMINISTRATIVE	.73	.61	.50	.83	5	.73	.61	.50	.83
TOTAL OPER EXP	4.14	4.18	3.87	4.51	5	4.24	4.29	3.87	4.62
FIXED EXPENSES	.86	.92	.55	.97	5	.88	.92	.55	.97
TOTAL OPER+FIXED	5.00	4.87	4.70	5.32	5	5.10	4.99	4.79	5.54
LEASING EXP	.40	.45			3				
TOTAL PAYROLL	.51	.52			2				
TOTAL CONTRACT	1.27	1.02			2				

AVG SQFT OFC TEN	3788	5	AVG OFFICE OCCUPANCY	94.5	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	170	4	AVG RATE YR-END RENT	15.34	5
			RENTABLE GROSS SQFT	.95	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
ATLANTA
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS 6,075,715 SQ.FT.					5,647,839 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					19	10.89	10.98	9.75	11.66
RETAIL AREA	14.06	13.16	9.50	46.73	12				
OTHER AREA	.48	.96			2				
TOTAL RENT	10.98	10.71	9.09	11.81	20				
MISCELLANEOUS	1.16	.30	.17	1.76	13				
TOTAL INCOME	11.89	11.08	9.09	13.00	20				
EXPENSE									
CLEANING	.73	.72	.65	.76	20	.76	.76	.68	.80
REPAIR-MAINT	1.12	1.11	.92	1.24	20	1.16	1.17	.92	1.28
UTILITIES	2.10	1.79	1.56	2.21	20	2.15	1.79	1.64	2.29
RDS GNDS SEC	.35	.37	.29	.49	20	.35	.37	.29	.49
ADMINISTRATIVE	1.42	.94	.29	2.04	20	1.42	.94	.29	2.04
TOTAL OPER EXP	5.72	4.78	4.08	5.81	20	5.97	5.00	4.08	6.99
FIXED EXPENSES	1.12	1.11	.92	1.19	20	1.12	1.11	.92	1.19
TOTAL OPER+FIXED	6.84	5.98	5.03	6.86	20	7.09	6.00	5.03	8.16
LEASING EXP	.48	.47	.12	.57	17				
TOTAL PAYROLL	1.22	1.02	.58	1.46	18				
TOTAL CONTRACT	1.05	1.18	.51	1.38	16				

AVG SQFT OFC TEN	8381	19	AVG OFFICE OCCUPANCY	91.6	20
AVG SQFT RET TEN	2903	8	AVG RETAIL OCCUPANCY	98.2	8
AVG SQFT OFC WORK	283	9	AVG RATE YR-END RENT	14.21	19
			RENTABLE GROSS SQFT	.79	11

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	14
PAYROLL	.37	7
CONTRACT	.55	12
SUP MAT MISC	.08	11
TRASH REMOVAL	.03	13
REPR MAINT TOTAL	1.12	14
PAYROLL	.36	11
ELEVATOR	.15	14
HVAC	.17	14
ELECTRICAL	.08	14
STRUCT ROOF	.03	8
PLUMBING	.01	13
FIRE LIFE SFTY	.00	12
OTHER MAINT SUP	.18	14
UTILITIES TOTAL	1.83	14
ELECTRIC	1.58	14
GAS	.32	9
FUEL OIL	.04	8
PURCH STEAM	.25	2
PURCH CH WTR		
COAL		
WATER SEWER	.12	14
RDS. GNDS. SEC TOT	.37	14
RDS GNDS TOTAL	.05	11
RDS GNDS PAYRL	.13	1
RDS GNDS CONTR	.03	9
RDS GNDS OTHER	.03	7
SECURITY TOTAL	.32	14
SEC PAYROLL	.23	2
SEC CONTRACTS	.32	14
SEC OTHER	.01	4

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.52	13
PAYROLL	.36	13
MGMT FEES	.19	8
LEGAL FEES	.53	6
AUDIT FEES	.03	9
GEN OFC EXP	.16	7
OTHER ADM EXP	.06	10
FIXED EXP TOTAL	1.11	14
REAL ESTATE TAX	.93	14
BUILDING INS	.12	14
PERS PROP TAX	.04	5
OTHER TAXES	.00	4
LEASING EXPENSES	.38	11
ADV PROMOTION	.16	5
COMM FEES	.24	10
TENANT ALTS	.15	7
BUY-OUTS		
TOTAL PAYROLL	1.03	12
CLEANING	.37	7
REPAIR MAINT	.40	10
RDS GROUNDS	.13	1
SECURITY	.23	2
ADMINISTRATIVE	.43	12
TOTAL CONTRACTS	1.10	10
CLEANING	.53	8
REPAIR MAINT	.18	6
RDS. GROUNDS	.02	8
SECURITY	.27	10
ADMINISTRATIVE	.11	7

U.S. PRIVATE SECTOR
ATLANTA
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 1,140,583 SQ.FT.					1,140,583 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	9.59	10.79	5.33	13.08
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.59	10.79	5.33	13.08	6				
MISCELLANEOUS	.17	.17			1				
TOTAL INCOME	9.64	10.79	5.42	13.08	6				
EXPENSE									
CLEANING	.81	.72	.55	1.01	6	.81	.72	.55	1.01
REPAIR-MAINT	1.06	1.06	.87	1.28	6	1.06	1.06	.87	1.28
UTILITIES	1.89	1.75	1.54	2.30	6	1.89	1.75	1.54	2.30
RDS GNDS SEC	.50	.50	.28	.66	6	.50	.50	.28	.66
ADMINISTRATIVE	.36	.28	.18	.77	6	.36	.28	.18	.77
TOTAL OPER EXP	4.62	4.43	3.89	5.40	6	4.62	4.43	3.89	5.40
FIXED EXPENSES	.78	.95	.56	1.10	6	.78	.95	.56	1.10
TOTAL OPER+FIXED	5.40	5.49	4.54	6.31	6	5.40	5.49	4.54	6.31
LEASING EXP	.50	.40	.11	1.35	4				
TOTAL PAYROLL	.60	.54	.49	.87	5				
TOTAL CONTRACT	1.23	1.19	.83	1.39	5				

AVG SQFT OFC TEN	14838	5	AVG OFFICE OCCUPANCY	97.2	6
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	291	6	AVG RATE YR-END RENT	12.09	6
			RENTABLE GROSS SQFT	.80	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	5
PAYROLL		
CONTRACT	.67	5
SUP MAT MISC	.09	4
TRASH REMOVAL	.06	5
REPR MAINT TOTAL	1.20	5
PAYROLL	.35	5
ELEVATOR	.16	5
HVAC	.22	5
ELECTRICAL	.10	5
STRUCT ROOF	.01	3
PLUMBING	.01	5
FIRE LIFE SFTY	.00	4
OTHER MAINT SUP	.13	5
UTILITIES TOTAL	1.71	5
ELECTRIC	1.60	5
GAS	.10	1
FUEL OIL	.04	1
PURCH STEAM	.25	2
PURCH CH WTR		
COAL		
WATER SEWER	.10	5
RDS GNDS SEC TOT	.52	5
RDS GNDS TOTAL	.05	4
RDS GNDS PAYRL		
RDS GNDS CONTR	.05	4
RDS GNDS OTHER		
SECURITY TOTAL	.44	5
SEC PAYROLL		
SEC CONTRACTS	.44	5
SEC OTHER	.01	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.27	5
PAYROLL	.20	5
MGMT FEES	.10	1
LEGAL FEES		
AUDIT FEES	.04	1
GEN OFC EXP	.08	1
OTHER ADM EXP	.01	4
FIXED EXP TOTAL	.92	5
REAL ESTATE TAX	.76	5
BUILDING INS	.13	5
PERS PROP TAX		
OTHER TAXES	.00	3
LEASING EXPENSES	.21	3
ADV PROMOTION		
COMM FEES	.06	3
TENANT ALTS	.25	2
BUY-OUTS		
TOTAL PAYROLL	.53	4
CLEANING		
REPAIR MAINT	.35	4
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.18	4
TOTAL CONTRACTS	1.23	4
CLEANING	.65	4
REPAIR MAINT	.32	2
RDS GROUNDS	.08	3
SECURITY	.38	4
ADMINISTRATIVE	.14	1

U.S. PRIVATE SECTOR
ATLANTA
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	81 BLDS 6,585,920 SQ.FT.					6,522,080 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					81	11.22	10.35	9.82	13.76
RETAIL AREA	18.52	12.08			29				
OTHER AREA									
TOTAL RENT	11.29	10.35	9.82	13.76	81				
MISCELLANEOUS	14	10	04	.20	73				
TOTAL INCOME	11.43	10.54	10.00	13.77	81				
EXPENSE									
CLEANING	62	.60	.52	.66	81	.60	57	.51	.66
REPAIR-MAINT	.64	.60	.48	.98	81	.63	.60	.47	.98
UTILITIES	1.39	1.69	1.45	1.86	81	1.34	1.69	1.44	1.86
RDS GNDS SEC	37	.36	.24	.39	75	.37	.36	.24	.39
ADMINISTRATIVE	.56	.61	.48	.97	81	.56	.61	.48	.97
TOTAL OPER EXP	3.57	3.96	3.61	4.44	81	3.50	3.96	3.61	4.44
FIXED EXPENSES	.94	.90	.79	.96	81	.94	.90	.79	.96
TOTAL OPER+FIXED	4.51	4.80	4.49	5.26	81	4.44	4.80	4.49	5.26
LEASING EXP	.61	53	.32	.61	79				
TOTAL PAYROLL	.50	.50	.39	.69	74				
TOTAL CONTRACT	2.19	1.26	.98	1.44	79				

AVG SQFT OFC TEN	6042	81	AVG OFFICE OCCUPANCY	93.7	81
AVG SQFT RET TEN	3626	29	AVG RETAIL OCCUPANCY	73.8	29
AVG SQFT OFC WORK	441	54	AVG RATE YR-END RENT	13.79	79
			RENTABLE GROSS SQFT	.94	28

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.60	30
PAYROLL		
CONTRACT	.50	30
SUP MAT MISC	.06	30
TRASH REMOVAL	.03	29
REPR MAINT TOTAL	.69	30
PAYROLL	.27	25
ELEVATOR	.07	30
HVAC	.13	29
ELECTRICAL	.03	30
STRUCT ROOF	.01	13
PLUMBING	.01	28
FIRE LIFE SFTY	.01	25
OTHER MAINT SUP	.15	30
UTILITIES TOTAL	1.70	29
ELECTRIC	1.55	29
GAS	.06	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.06	29
RDS GNDS SEC TOT	.38	29
RDS GNDS TOTAL	.24	29
RDS GNDS PAYRL	.20	7
RDS GNDS CONTR	.21	28
RDS GNDS OTHER	.02	22
SECURITY TOTAL	.12	24
SEC PAYROLL	.06	2
SEC CONTRACTS	.11	23
SEC OTHER	02	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.53	30
PAYROLL	.26	23
MGMT FEES	.39	24
LEGAL FEES	.01	11
AUDIT FEES	.01	17
GEN OFC EXP	.02	28
OTHER ADM EXP	.01	27
FIXED EXP TOTAL	.90	30
REAL ESTATE TAX	.82	30
BUILDING INS	.10	30
PERS PROP TAX	.02	2
OTHER TAXES	.39	8
LEASING EXPENSES	.56	28
ADV PROMOTION	.02	22
COMM FEES	.47	24
TENANT ALTS	.07	18
BUY-OUTS	.84	4
TOTAL PAYROLL	.45	29
CLEANING		
REPAIR MAINT	.26	24
RDS GROUNDS	.20	7
SECURITY	.11	1
ADMINISTRATIVE	.26	23
TOTAL CONTRACTS	1.26	29
CLEANING	.50	29
REPAIR MAINT	.20	27
RDS GROUNDS	.14	28
SECURITY	.11	24
ADMINISTRATIVE	.38	28

U.S. PRIVATE SECTOR
ATLANTA
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 734,471 SQ.FT.					732,545 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	10.89	10.25	9.84	11.92
RETAIL AREA	5.22	5.22			1				
OTHER AREA									
TOTAL RENT	10.88	10.25	9.84	11.84	9				
MISCELLANEOUS	.21	19	08	.20	8				
TOTAL INCOME	11.06	10.25	10.03	11.90	9				
EXPENSE									
CLEANING	.59	.63	53	.66	9	.59	.64	.53	.66
REPAIR-MAINT	.78	.80	.51	1.06	9	.78	.82	.51	1.06
UTILITIES	1.73	1.76	1.63	1.97	9	1.73	1.76	1.63	1.97
RDS GNDS SEC	.35	.36	.20	.46	9	.35	.36	.20	.46
ADMINISTRATIVE	.62	.51	.42	.87	9	.62	.51	.42	.87
TOTAL OPER EXP	4.08	4.12	3.89	4.56	9	4.08	4.15	3.89	4.56
FIXED EXPENSES	87	.83	.75	.96	9	.87	.83	.75	.96
TOTAL OPER+FIXED	4.95	5.07	4.63	5.53	9	4.95	5.07	4.63	5.53
LEASING EXP	.67	.56	.40	1.00	9				
TOTAL PAYROLL	.67	.73	.49	.82	8				
TOTAL CONTRACT	1.40	1.22	1.08	1.53	8				

AVG SQFT OFC TEN	4252	9	AVG OFFICE OCCUPANCY	91.1	9
AVG SQFT RET TEN	1926	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	231	8	AVG RATE YR-END RENT	13.86	9
			RENTABLE GROSS SQFT	.94	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	65	6
PAYROLL		
CONTRACT	50	6
SUP MAT MISC	.07	6
TRASH REMOVAL	06	6
REPR MAINT TOTAL	93	6
PAYROLL	43	5
ELEVATOR	06	5
HVAC	.18	6
ELECTRICAL	.08	6
STRUCT ROOF	.01	2
PLUMBING	.01	6
FIRE LIFE SFTY	.01	5
OTHER MAINT SUP	.16	6
UTILITIES TOTAL	1.76	5
ELECTRIC	1.64	5
GAS	.06	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	5
RDS GNDS SEC TOT	.37	6
RDS GNDS TOTAL	.31	6
RDS GNDS PAYRL	.26	2
RDS GNDS CONTR	.22	6
RDS GNDS OTHER	02	5
SECURITY TOTAL	11	6
SEC PAYROLL	.02	1
SEC CONTRACTS	12	5
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.50	6
PAYROLL	.29	4
MGMT FEES	.26	6
LEGAL FEES	.01	3
AUDIT FEES	.01	3
GEN OFC EXP	.02	6
OTHER ADM EXP	.01	6
FIXED EXP TOTAL	.89	6
REAL ESTATE TAX	.78	6
BUILDING INS	.10	6
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.56	6
ADV PROMOTION	.03	6
COMM FEES	.47	5
TENANT ALTS	.05	5
BUY-OUTS		
TOTAL PAYROLL	.73	6
CLEANING		
REPAIR MAINT	.43	6
RDS GROUNDS	.26	2
SECURITY		
ADMINISTRATIVE	.29	4
TOTAL CONTRACTS	1.23	6
CLEANING	.50	6
REPAIR MAINT	.25	6
RDS GROUNDS	03	6
SECURITY	.11	6
ADMINISTRATIVE	.38	6

U.S. PRIVATE SECTOR
ATLANTA
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 2,068,526 SQ.FT.					2,068,526 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					11	12.73	13.00	10.22	14.34
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.73	13.00	10.22	14.34	11				
MISCELLANEOUS	.19	.04	.03	.14	9				
TOTAL INCOME	12.89	13.00	10.25	14.37	11				
EXPENSE									
CLEANING	.64	.60	.55	.65	11	.57	.57	.52	.65
REPAIR-MAINT	.62	.54	.49	.75	11	.55	.54	.44	.75
UTILITIES	1.49	1.50	1.42	1.55	11	1.32	1.45	1.35	1.55
RDS GNDS SEC	.37	.31	.20	.49	10	.37	.31	.20	.49
ADMINISTRATIVE	.54	.61	.45	.70	11	.54	.61	.45	.70
TOTAL OPER EXP	3.64	3.80	3.37	3.88	11	3.34	3.80	3.28	3.88
FIXED EXPENSES	.95	.96	.85	.98	11	.95	.96	.85	.98
TOTAL OPER+FIXED	4.59	4.73	4.25	4.99	11	4.28	4.73	4.22	4.99
LEASING EXP	.75	.53	.20	.65	9				
TOTAL PAYROLL	.39	.41	.29	.53	10				
TOTAL CONTRACT	1.26	1.24	.98	1.43	10				

AVG SQFT OFC TEN	11751	11	AVG OFFICE OCCUPANCY	93.2	11
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	293	8	AVG RATE YR-END RENT	13.55	9
			RENTABLE GROSS SQFT	.93	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.60	9
PAYROLL		
CONTRACT	.54	9
SUP MAT MISC	.06	9
TRASH REMOVAL	.03	8
REPR MAINT TOTAL	.51	9
PAYROLL	.21	9
ELEVATOR	.07	9
HVAC	.09	8
ELECTRICAL	.02	9
STRUCT ROOF	.01	6
PLUMBING	.00	7
FIRE LIFE SFTY	.01	7
OTHER MAINT SUP	.09	9
UTILITIES TOTAL	1.45	9
ELECTRIC	1.41	9
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.04	9
RDS GNDS SEC TOT	.20	8
RDS GNDS TOTAL	.12	8
RDS GNDS PAYRL		
RDS GNDS CONTR	.10	7
RDS GNDS OTHER	.01	6
SECURITY TOTAL	.12	8
SEC PAYROLL	.11	1
SEC CONTRACTS	.08	8
SEC OTHER	.02	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.58	9
PAYROLL	.13	4
MGMT FEES	.42	8
LEGAL FEES	.05	2
AUDIT FEES	.05	3
GEN OFC EXP	.02	7
OTHER ADM EXP	.01	6
FIXED EXP TOTAL	.90	9
REAL ESTATE TAX	.82	9
BUILDING INS	.05	9
PERS PROP TAX		
OTHER TAXES	.46	3
LEASING EXPENSES	.53	7
ADV PROMOTION	.01	3
COMM FEES	.41	6
TENANT ALTS	.27	3
BUY-OUTS	1.63	1
TOTAL PAYROLL	.34	8
CLEANING		
REPAIR MAINT	.20	8
RDS GROUNDS		
SECURITY	.11	1
ADMINISTRATIVE	.13	4
TOTAL CONTRACTS	1.28	8
CLEANING	.55	8
REPAIR MAINT	.15	6
RDS GROUNDS	.11	7
SECURITY	.09	8
ADMINISTRATIVE	.40	7

U.S. PRIVATE SECTOR
AUSTIN
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 835,510 SQ.FT.					755,526 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.97	11.08		
RETAIL AREA	7.93	9.79			3				
OTHER AREA	15.39	35.76			2				
TOTAL RENT	11.84	11.99			3				
MISCELLANEOUS	1.28	1.28			1				
TOTAL INCOME	12.23	12.68			3				
EXPENSE									
CLEANING	.81	.86			3	.88	.88		
REPAIR-MAINT	.88	.93			3	.97	1.00		
UTILITIES	1.77	1.48			3	1.90	1.75		
RDS GNDS SEC	.82	.81			3	.82	.81		
ADMINISTRATIVE	1.73	1.97			3	1.73	1.97		
TOTAL OPER EXP	6.01	6.12			3	6.58	6.41		
FIXED EXPENSES	1.23	1.19			3	1.23	1.19		
TOTAL OPER+FIXED	7.24	7.34			3	7.81	7.72		
LEASING EXP	5.83	4.74			2				
TOTAL PAYROLL	1.28	1.40			3				
TOTAL CONTRACT	1.76	1.57			3				

AVG SQFT OFC TEN	6863	3	AVG OFFICE OCCUPANCY	81.7	3
AVG SQFT RET TEN	1574	3	AVG RETAIL OCCUPANCY	85.7	3
AVG SQFT OFC WORK	247	3	AVG RATE YR-END RENT	19.33	3
			RENTABLE GROSS SQFT	.91	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	3
PAYROLL	.54	2
CONTRACT	.08	3
SUP MAT MISC	.05	3
TRASH REMOVAL	.03	3
REPR MAINT TOTAL	.93	3
PAYROLL	.29	3
ELEVATOR	.21	3
HVAC	.05	3
ELECTRICAL	.05	3
STRUCT ROOF		
PLUMBING	.03	1
FIRE LIFE SFTY	.03	1
OTHER MAINT SUP	.23	3
UTILITIES TOTAL	1.48	3
ELECTRIC	1.35	3
GAS	.03	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.08	3
RDS GNDS SEC TOT	.81	3
RDS GNDS TOTAL	.08	3
RDS GNDS PAYRL	.03	2
RDS GNDS CONTR	.08	3
RDS GNDS OTHER	.00	2
SECURITY TOTAL	.70	3
SEC PAYROLL	.50	2
SEC CONTRACTS	.26	3
SEC OTHER	.07	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.97	3
PAYROLL	.14	3
MGMT FEES	.37	3
LEGAL FEES	.24	2
AUDIT FEES	.28	3
GEN OFC EXP	.72	3
OTHER ADM EXP	.36	1
FIXED EXP TOTAL	1.19	3
REAL ESTATE TAX	1.12	3
BUILDING INS	.07	3
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	4.74	2
ADV PROMOTION	.26	2
COMM FEES	.06	2
TENANT ALTS	4.42	2
BUY-OUTS	.00	1
TOTAL PAYROLL	1.40	3
CLEANING	.54	2
REPAIR MAINT	.29	3
RDS GROUNDS	.03	2
SECURITY	.50	2
ADMINISTRATIVE	.14	3
TOTAL CONTRACTS	1.57	3
CLEANING	.08	3
REPAIR MAINT	.28	3
RDS GROUNDS	.03	3
SECURITY	.26	3
ADMINISTRATIVE	.93	3

U.S. PRIVATE SECTOR
AUSTIN
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS 129,975 SQ.FT.					129,975 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					16	11.89	11.78		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.89	11.76			16				
MISCELLANEOUS	.31	37			16				
TOTAL INCOME	12.21	12.13			16				
EXPENSE									
CLEANING	.79	.80			16	.79	.80		
REPAIR-MAINT	.89	.87			16	.89	.87		
UTILITIES	1.96	2.00			16	1.96	2.00		
RDS GNDS SEC	.22	.19			16	.22	.19		
ADMINISTRATIVE	1.29	1.24			16	1.29	1.24		
TOTAL OPER EXP	5.16	5.10			16	5.16	5.10		
FIXED EXPENSES	1.07	1.04			16	1.07	1.04		
TOTAL OPER+FIXED	6.22	6.15			16	6.22	6.15		
LEASING EXP	1.16	1.16			16				
TOTAL PAYROLL	94	92			16				
TOTAL CONTRACT	1.59	1.52			16				

AVG SQFT OFC TEN	1110	16	AVG OFFICE OCCUPANCY	85.4	16
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	247	16	AVG RATE YR-END RENT	15.20	16
			RENTABLE GROSS SQFT	.99	15

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.80	16	ADMIN TOTAL	1.24	16
PAYROLL	.16	1	PAYROLL	.50	16
CONTRACT	.57	16	MGMT FEES	.49	16
SUP MAT MISC	.10	16	LEGAL FEES	.14	15
TRASH REMOVAL	.04	16	AUDIT FEES		
			GEN OFC EXP	17	16
REPR MAINT TOTAL	.87	16	OTHER ADM EXP	.03	15
PAYROLL	.24	15			
ELEVATOR	.04	16	FIXED EXP TOTAL	1.04	16
HVAC	.31	16	REAL ESTATE TAX	.56	16
ELECTRICAL	.05	16	BUILDING INS	.48	16
STRUCT ROOF	.09	16	PERS PROP TAX	.00	1
PLUMBING	.02	16	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.11	16	LEASING EXPENSES	1.16	16
			ADV PROMOTION	.08	16
			COMM FEES	.19	16
UTILITIES TOTAL	2.00	16	TENANT ALTS	.91	16
ELECTRIC	1.92	16			
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.92	16
PURCH CH WTR			CLEANING	.16	1
COAL			REPAIR MAINT	.24	16
WATER SEWER	.09	16	RDS GROUNDS	.20	15
			SECURITY		
RDS GNDS SEC TOT	.19	16	ADMINISTRATIVE	.50	16
RDS GNDS TOTAL	.17	16			
RDS GNDS PAYRL	.20	15	TOTAL CONTRACTS	1.52	16
RDS GNDS CONTR	.03	15	CLEANING	.54	16
RDS GNDS OTHER	.05	16	REPAIR MAINT	.38	16
SECURITY TOTAL	.04	15	RDS GROUNDS	.02	16
SEC PAYROLL			SECURITY	.04	15
SEC CONTRACTS	.04	15	ADMINISTRATIVE	.56	16
SEC OTHER					

U.S. PRIVATE SECTOR
BALTIMORE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS 2,588,642 SQ.FT.					2,464,770 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	12.25	13.24	12.43	14.85
RETAIL AREA	7.77	10.48	4.32	17.86	6				
OTHER AREA	3.10	8.45			2				
TOTAL RENT	10.99	12.34	6.89	14.63	11				
MISCELLANEOUS	.78	.02	.01	1.40	5				
TOTAL INCOME	11.36	12.64	6.89	14.94	11				
EXPENSE									
CLEANING	1.33	.77	.63	1.65	12	1.39	.84	.66	1.82
REPAIR-MAINT	1.34	1.12	.87	1.75	12	1.39	1.17	.87	1.75
UTILITIES	2.44	2.52	1.[illegible]	2.85	12	2.55	2.69	2.05	2.97
RDS GNDS SEC	.70	.61	.34	1.00	11	.70	.61	.34	1.00
ADMINISTRATIVE	.57	.33	.29	.78	12	.57	.33	.29	.78
TOTAL OPER EXP	6.29	5.43	4.72	7.66	12	6.56	5.66	5.01	7.79
FIXED EXPENSES	.88	1.00	.41	1.25	11	.88	1.00	.41	1.25
TOTAL OPER+FIXED	7.08	6.92	5.70	7.86	12	7.58	7.10	5.80	8.01
LEASING EXP	.37	.28	.13	.46	4				
TOTAL PAYROLL	1.95	1.51	.86	2.46	12				
TOTAL CONTRACT	1.45	1.25	.56	1.99	12				

AVG SQFT OFC TEN	9404	11	AVG OFFICE OCCUPANCY	96.9	11
AVG SQFT RET TEN	4907	9	AVG RETAIL OCCUPANCY	98.4	9
AVG SQFT OFC WORK	243	9	AVG RATE YR-END RENT	16.11	8
			RENTABLE GROSS SQFT	.81	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	8	ADMIN TOTAL	.33	8
PAYROLL	.97	5	PAYROLL	.25	6
CONTRACT	.68	8	MGMT FEES	.37	4
SUP MAT MISC	.12	8	LEGAL FEES	.05	3
TRASH REMOVAL	.06	8	AUDIT FEES	.14	2
			GEN OFC EXP	.02	8
REPR MAINT TOTAL	.98	8	OTHER ADM EXP	.04	6
PAYROLL	.39	8			
ELEVATOR	.20	8	FIXED EXP TOTAL	.90	8
HVAC	.17	7	REAL ESTATE TAX	.81	7
ELECTRICAL	.05	8	BUILDING INS	.10	7
STRUCT ROOF	.03	5	PERS PROP TAX		
PLUMBING	.07	6	OTHER TAXES	.01	2
FIRE LIFE SFTY	.02	4			
OTHER MAINT SUP	.03	8	LEASING EXPENSES	.28	3
			ADV PROMOTION	.01	3
			COMM FEES	.04	1
UTILITIES TOTAL	2.41	8	TENANT ALTS	.29	2
ELECTRIC	1.71	8			
GAS	.01	2	BUY-OUTS	.21	1
FUEL OIL					
PURCH STEAM	.51	8	TOTAL PAYROLL	2.20	8
PURCH CH WTR			CLEANING	.97	5
COAL			REPAIR MAINT	.39	8
WATER SEWER	.07	8	RDS GROUNDS	.05	2
			SECURITY	.55	7
RDS GNDS SEC TOT	.82	7	ADMINISTRATIVE	.25	6
RDS GNDS TOTAL	.08	4			
RDS GNDS PAYRL	.05	2	TOTAL CONTRACTS	1.50	6
RDS GNDS CONTR	.01	1	CLEANING	.68	8
RDS GNDS OTHER	.01	3	REPAIR MAINT	.22	6
SECURITY TOTAL	.81	7	RDS GROUNDS	.01	1
SEC PAYROLL	.59	6	SECURITY	.32	5
SEC CONTRACTS	.34	5	ADMINISTRATIVE	.48	5
SEC OTHER	.03	4			

U.S. PRIVATE SECTOR
BALTIMORE
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 1,439,763 SQ.FT.					1,373,667 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	13.73	14.04	12.85	14.84
RETAIL AREA	9.27	8.46			2				
OTHER AREA									
TOTAL RENT	11.54	12.84	8.87	14.63	5				
MISCELLANEOUS	1.19	.02			3				
TOTAL INCOME	12.28	14.43	9.16	14.94	5				
EXPENSE									
CLEANING	1.54	.80	.87	2.88	6	1.61	.82	.71	3.02
REPAIR-MAINT	1.33	1.43	.93	1.87	6	1.39	1.45	.97	2.03
UTILITIES	2.49	2.52	2.16	2.95	6	2.60	2.75	2.24	3.01
RDS GNDS SEC	.61	.51	.34	1.04	6	.61	.51	.34	1.04
ADMINISTRATIVE	.78	.59	.30	1.88	6	.78	.59	.30	1.88
TOTAL OPER EXP	6.76	6.09	5.20	9.58	6	7.05	6.21	5.44	10.45
FIXED EXPENSES	.95	1.01	.39	1.44	5	.95	1.01	.39	1.44
TOTAL OPER+FIXED	7.53	7.34	5.90	9.97	6	8.38	7.43	6.16	10.84
LEASING EXP	.48	.46			2				
TOTAL PAYROLL	2.05	1.80	1.08	3.49	6				
TOTAL CONTRACT	1.63	1.13	.42	3.46	6				

AVG SQFT OFC TEN	9214	5	AVG OFFICE OCCUPANCY	96.9	5
AVG SQFT RET TEN	5779	4	AVG RETAIL OCCUPANCY	97.6	4
AVG SQFT OFC WORK	226	4	AVG RATE YR-END RENT	17.60	3
			RENTABLE GROSS SQFT	.82	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.85	3	ADMIN TOTAL	.78	3
PAYROLL	1.88	2	PAYROLL	.24	2
CONTRACT	.68	3	MGMT FEES	1.49	2
SUP MAT MISC	.13	3	LEGAL FEES	.05	1
TRASH REMOVAL	.08	3	AUDIT FEES	.03	1
			GEN OFC EXP	.04	3
REPR MAINT TOTAL	1.74	3	OTHER ADM EXP	.04	3
PAYROLL	.38	3			
ELEVATOR	.20	3	FIXED EXP TOTAL	.80	3
HVAC	.19	3	REAL ESTATE TAX	.57	3
ELECTRICAL	.08	3	BUILDING INS	.07	2
STRUCT ROOF	.03	2	PERS PROP TAX		
PLUMBING	.03	3	OTHER TAXES		
FIRE LIFE SFTY	.02	2			
OTHER MAINT SUP	.11	3	LEASING EXPENSES	.62	1
			ADV PROMOTION	.04	1
UTILITIES TOTAL	2.41	3	COMM FEES	.04	1
ELECTRIC	1.71	3	TENANT ALTS	.34	1
GAS			BUY-OUTS	.21	1
FUEL OIL					
PURCH STEAM	.51	3	TOTAL PAYROLL	3.33	3
PURCH CH WTR			CLEANING	1.86	2
COAL			REPAIR MAINT	.38	3
WATER SEWER	.12	3	RDS GROUNDS	.05	2
			SECURITY	.32	3
RDS GNDS SEC TOT	.82	3	ADMINISTRATIVE	.24	2
RDS GNDS TOTAL	.06	2			
RDS GNDS PAYRL	.05	2	TOTAL CONTRACTS	3.32	3
RDS GNDS CONTR	.01	1	CLEANING	.66	3
RDS GNDS OTHER	.01	1	REPAIR MAINT	.22	3
SECURITY TOTAL	.79	3	RDS GROUNDS	.01	1
SEC PAYROLL	.60	2	SECURITY	.43	2
SEC CONTRACTS	.36	3	ADMINISTRATIVE	.49	3
SEC OTHER	.01	1			

U.S. PRIVATE SECTOR
BALTIMORE
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS 1,422,538 SQ.FT.					1,405,184 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					16	11.86	13.02	10.62	14.30
RETAIL AREA	7.51	7.51			4				
OTHER AREA	.56	.56			1				
TOTAL RENT	11.91	12.92	10.65	14.30	16				
MISCELLANEOUS	.16	.15	.12	.27	15				
TOTAL INCOME	12.05	13.07	10.91	14.50	16				
EXPENSE									
CLEANING	.70	.70	.65	.76	16	.71	.70	.65	.79
REPAIR-MAINT	.82	.66	.53	.85	16	.83	.66	.53	.86
UTILITIES	1.89	1.80	1.69	2.04	16	1.91	1.80	1.69	2.06
RDS GNDS SEC	.34	.38	.29	.42	16	.34	.38	.29	.42
ADMINISTRATIVE	.41	.32	.28	.46	16	.41	.32	.28	.48
TOTAL OPER EXP	4.16	3.87	3.66	4.38	16	4.21	3.87	3.66	4.42
FIXED EXPENSES	.79	.87	.64	.97	16	.79	.87	.64	.97
TOTAL OPER+FIXED	4.95	4.77	4.63	4.94	16	5.00	4.77	4.63	5.15
LEASING EXP	.22	.22	.13	.26	16				
TOTAL PAYROLL	.48	.30	.25	.8	14				
TOTAL CONTRACT	1.46	1.34	1.20	1.81	14				

AVG SQFT OFC TEN	4347	16	AVG OFFICE OCCUPANCY	78.9	16
AVG SQFT RET TEN	888	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	251	12	AVG RATE YR-END RENT	14.88	16
			RENTABLE GROSS SQFT	.81	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	8	ADMIN TOTAL	.32	8
PAYROLL	.80	2	PAYROLL		
CONTRACT	.59	8	MGMT FEES	.32	7
SUP MAT MISC	.05	8	LEGAL FEES	.07	2
TRASH REMOVAL	.05	6	AUDIT FEES	.02	3
			GEN OFC EXP	.01	3
REPR MAINT TOTAL	.61	8	OTHER ADM EXP		
PAYROLL	.25	7			
ELEVATOR	.04	6	FIXED EXP TOTAL	.92	8
HVAC	.12	8	REAL ESTATE TAX	.86	8
ELECTRICAL	.04	8	BUILDING INS	.05	8
STRUCT ROOF	.00	7	PERS PROP TAX		
PLUMBING	.01	5	OTHER TAXES	.00	1
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.15	8	LEASING EXPENSES	.21	8
			ADV PROMOTION		
UTILITIES TOTAL	1.91	8	COMM FEES	.26	6
ELECTRIC	1.90	8	TENANT ALTS	.01	6
GAS	.16	4	BUY-OUTS		
FUEL OIL	.11	1			
PURCH STEAM			TOTAL PAYROLL	.30	7
PURCH CH WTR			CLEANING	.62	2
COAL			REPAIR MAINT	.25	7
WATER SEWER	.02	8	RDS GROUNDS	.21	3
			SECURITY	.03	6
RDS GNDS SEC TOT	.39	8	ADMINISTRATIVE		
RDS GNDS TOTAL	.29	8			
RDS GNDS PAYRL	.15	2	TOTAL CONTRACTS	1.37	7
RDS GNDS CONTR	.30	7	CLEANING	.63	7
RDS GNDS OTHER	.03	7	REPAIR MAINT	.50	4
SECURITY TOTAL	.10	8	RDS GROUNDS	.30	7
SEC PAYROLL	.03	7	SECURITY	.06	7
SEC CONTRACTS	.06	8	ADMINISTRATIVE	.30	7
SEC OTHER	.01	4			

U.S. PRIVATE SECTOR
BALTIMORE
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	368,429 SQ.FT.					368,429 SQ.FT.		
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	12.61	13.24	10.59	14.85
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.67	13.24	10.59	14.98	5				
MISCELLANEOUS	.15	.14	.12	.17	4				
TOTAL INCOME	12.79	13.35	10.78	15.04	5				
EXPENSE									
CLEANING	.71	.68	.65	.78	5	.71	.68	.65	.78
REPAIR-MAINT	.50	.58	.51	.68	5	.60	.58	.51	.68
UTILITIES	1.86	1.87	1.72	2.01	5	1.86	1.87	1.72	2.01
RDS GNDS SEC	.39	.39	.33	.44	5	.39	.39	.33	.44
ADMINISTRATIVE	.27	.30	.17	.39	5	.27	.30	.17	.39
TOTAL OPER EXP	3.83	3.84	3.70	3.96	5	3.83	3.84	3.70	3.96
FIXED EXPENSES	.89	.89	.80	.96	5	.89	.89	.80	.96
TOTAL OPER+FIXED	4.72	4.67	4.63	4.82	5	4.72	4.67	4.63	4.82
LEASING EXP	.26	.24	.08	.50	5				
TOTAL PAYROLL	.46	.30	.28	.69	5				
TOTAL CONTRACT	1.49	1.37	1.27	1.81	5				

AVG SQFT OFC TEN	6081	5	AVG OFFICE OCCUPANCY	90.8	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	210	5	AVG RATE YR-END RENT	15.70	5
			RENTABLE GROSS SQFT	.83	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	5	ADMIN TOTAL	.30	5
PAYROLL	.56	1	PAYROLL		
CONTRACT	.58	5	MGMT FEES	.31	4
SUP MAT MISC	.04	5	LEGAL FEES		
TRASH REMOVAL	.04	5	AUDIT FEES	.05	1
			GEN OFC EXP	.01	2
REPR MAINT TOTAL	.58	5	OTHER ADM EXP		
PAYROLL	.25	5			
ELEVATOR	.04	4	FIXED EXP TOTAL	.89	5
HVAC	.10	5	REAL ESTATE TAX	.81	5
ELECTRICAL	.03	5	BUILDING INS	.05	5
STRUCT ROOF	.00	4	PERS PROP TAX		
PLUMBING	.00	3	OTHER TAXES		
FIRE LIFE SFTY	.01	1			
OTHER MAINT SUP	.16	5	LEASING EXPENSES	.24	5
			ADV PROMOTION		
UTILITIES TOTAL	1.87	5	COMM FEES	.29	4
ELECTRIC	1.85	5	TENANT ALTS	.01	4
GAS	.24	1	BUY-OUTS		
FUEL OIL	.11	1			
PURCH STEAM			TOTAL PAYROLL	.30	5
PURCH CH WTR			CLEANING	.61	1
COAL			REPAIR MAINT	.25	5
WATER SEWER	.01	5	RDS GROUNDS	.21	1
			SECURITY	.03	4
RDS GNDS SEC TOT	.39	5	ADMINISTRATIVE		
RDS GNDS TOTAL	.31	5			
RDS GNDS PAYRL	.21	1	TOTAL CONTRACTS	1.37	5
RDS GNDS CONTR	.30	5	CLEANING	.60	5
RDS GNDS OTHER	.02	4	REPAIR MAINT	.29	3
SECURITY TOTAL	.10	5	RDS GROUNDS	.30	5
SEC PAYROLL	.03	4	SECURITY	.07	5
SEC CONTRACTS	.08	4	ADMINISTRATIVE	.30	5
SEC OTHER					

U.S. PRIVATE SECTOR
BALTIMORE
SUBURBAN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	377,472 SQ.FT.					368,004 SQ.FT.		
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.61	14.14		
RETAIL AREA									
OTHER AREA	.56	.56			1				
TOTAL RENT	12.72	13.03			3				
MISCELLANEOUS	.16	.27			3				
TOTAL INCOME	12.88	13.30			3				
EXPENSE									
CLEANING	.75	.73			3	.77	.78		
REPAIR-MAINT	1.04	.87			3	1.06	.88		
UTILITIES	1.73	1.69			3	1.77	1.69		
RDS GNDS SEC	.25	.22			3	.25	.22		
ADMINISTRATIVE	.43	.38			3	.43	.36		
TOTAL OPER EXP	4.20	4.33			3	4.31	4.34		
FIXED EXPENSES	.66	.50			3	.66	.50		
TOTAL OPER+FIXED	4.86	4.83			3	4.97	4.84		
LEASING EXP	.17	.15			3				
TOTAL PAYROLL	.67	.61			2				
TOTAL CONTRACT	1.85	1.76			2				

AVG SQFT OFC TEN	7510	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	868	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	227	3	AVG RATE YR-END RENT	15.08	3
			RENTABLE GROSS SQFT	.82	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM/FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
BILLINGS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	189,137 SQ.FT.					189,137 SQ.FT.		
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.92	11.68		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.93	11.68			3				
MISCELLANEOUS									
TOTAL INCOME	11.93	11.68			3				
EXPENSE									
CLEANING	.80	.81			3	.80	.81		
REPAIR MAINT	.71	.59			3	.71	.59		
UTILITIES	.92	.85			3	.92	.85		
RDS GNDS SEC	.12	.11			3	.12	.11		
ADMINISTRATIVE	.66	.70			3	.66	.70		
TOTAL OPER EXP	3.22	3.15			3	3.22	3.15		
FIXED EXPENSES	1.01	1.08			3	1.01	1.08		
TOTAL OPER+FIXED	4.24	4.23			3	4.24	4.23		
LEASING EXP	.10	.05			3				
TOTAL PAYROLL	.49	.28			3				
TOTAL CONTRACT	1.14	1.40			3				

AVG SQFT OFC TEN	2772	3	AVG OFFICE OCCUPANCY	93.8	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	563	3	AVG RATE YR-END RENT	12.83	3
			RENTABLE GROSS SQFT	.87	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
BIRMINGHAM
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	774,321 SQ.FT.					759,961 SQ.FT.		
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12:33	11.58		
RETAIL AREA									
OTHER AREA	3.89	4.38			2				
TOTAL RENT	12.17	11.58			3				
MISCELLANEOUS	.45	.49			3				
TOTAL INCOME	12.62	12.21			3				
EXPENSE									
CLEANING	.66	.63			3	.67	.64		
REPAIR MAINT	.72	.59			3	.74	.61		
UTILITIES	1.47	1.50			3	1.50	1.55		
RDS GNDS SEC	.18	.25			3	.18	.25		
ADMINISTRATIVE	.76	.85			3	.76	.85		
TOTAL OPER EXP	3.79	3.61			3	3.86	3.67		
FIXED EXPENSES	.66	.81			3	.66	.81		
TOTAL OPER+FIXED	4.45	4.28			3	4.52	4.40		
LEASING EXP	1.02	1.03			2				
TOTAL PAYROLL	.38	.38			1				
TOTAL CONTRACT	1.19	1.19			1				

AVG SQFT OFC TEN	7746	3	AVG OFFICE OCCUPANCY	98.9	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	158	1	AVG RATE YR-END RENT	14.50	3
			RENTABLE GROSS SQFT	.86	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM/FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
BIRMINGHAM
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	774,321 SQ.FT.				759,961 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.33	11.58		
RETAIL AREA									
OTHER AREA	3.89	4.38			2				
TOTAL RENT	12.17	11.58			3				
MISCELLANEOUS	.45	.49			3				
TOTAL INCOME	12.62	12.21			3				
EXPENSE									
CLEANING	.66	.63			3	.67	.64		
REPAIR-MAINT	.72	.59			3	.74	.61		
UTILITIES	1.47	1.50			3	1.50	1.55		
RDS GNDS SEC	.18	.25			3	.18	.25		
ADMINISTRATIVE	.76	.85			3	.76	.85		
TOTAL OPER EXP	3.79	3.61			3	3.86	3.87		
FIXED EXPENSES	.66	.81			3	.66	.81		
TOTAL OPER+FIXED	4.45	4.28			3	4.52	4.40		
LEASING EXP	1.02	1.03			2				
TOTAL PAYROLL	.38	.38			1				
TOTAL CONTRACT	1.19	1.19			1				

AVG SQFT OFC TEN	7746	3	AVG OFFICE OCCUPANCY	98.9	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	158	1	AVG RATE YR-END RENT	14.50	3
			RENTABLE GROSS SQFT	.86	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
BIRMINGHAM
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	620,270 SQ.FT.				620,270 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	9.63	9.45		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.63	9.45			4				
MISCELLANEOUS									
TOTAL INCOME	9.63	9.45			4				
EXPENSE									
CLEANING	.58	.55	.44	.71	5	.58	.55	.44	.71
REPAIR-MAINT	1.20	.38	.27	1.68	5	1.20	.38	.27	1.68
UTILITIES	2.65	2.61	2.24	2.77	5	2.65	2.61	2.24	2.77
RDS GNDS SEC	.43	.30	.14	.51	5	.43	.30	.14	.51
ADMINISTRATIVE	.43	.40	.35	.48	5	.43	.40	.35	.48
TOTAL OPER EXP	5.29	4.06	3.61	5.98	5	5.29	4.06	3.61	5.98
FIXED EXPENSES	.88	.79	.64	1.00	5	.88	.79	.64	1.00
TOTAL OPER+FIXED	6.17	4.85	4.25	6.98	5	6.17	4.85	4.25	6.98
LEASING EXP	.47	.51			4				
TOTAL PAYROLL	.29	.29			1				
TOTAL CONTRACT	2.85	1.08			4				

AVG SQFT OFC TEN	9425	3	AVG OFFICE OCCUPANCY	93.7	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	340	2	AVG RATE YR-END RENT	11.50	2
			RENTABLE GROSS SQFT	.79	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.55	5	ADMIN TOTAL	.40	5
PAYROLL			PAYROLL	.27	1
CONTRACT	.50	5	MGMT FEES	.41	3
SUP MAT MISC	.04	3	LEGAL FEES	.04	1
TRASH REMOVAL	.03	5	AUDIT FEES		
REPR MAINT TOTAL	.29	4	GEN OFC EXP	.24	2
PAYROLL	.02	1	OTHER ADM EXP	.02	3
ELEVATOR	.09	3	FIXED EXP TOTAL	.79	5
HVAC	.10	4	REAL ESTATE TAX	.60	5
ELECTRICAL	.04	4	BUILDING INS	.07	5
STRUCT ROOF	.02	3	PERS PROP TAX	.40	1
PLUMBING	.01	3	OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES	.51	4
OTHER MAINT SUP	03	4	ADV PROMOTION	.02	3
UTILITIES TOTAL	2.61	5	COMM FEES	.43	4
ELECTRIC	2.54	5	TENANT ALTS	.78	3
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL	.29	1
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.02	1
COAL			RDS GROUNDS		
WATER SEWER	.06	5	SECURITY		
RDS GNDS SEC TOT	.30	5	ADMINISTRATIVE	.27	1
RDS GNDS TOTAL	.08	5	TOTAL CONTRACTS	1.08	4
RDS GNDS PAYRL			CLEANING	.59	4
RDS GNDS CONTR	.11	4	REPAIR MAINT	.45	4
RDS GNDS OTHER	.00	1	RDS GROUNDS	.04	4
SECURITY TOTAL	.20	4	SECURITY	.36	3
SEC PAYROLL			ADMINISTRATIVE	.34	4
SEC CONTRACTS	.20	4			
SEC OTHER					

U.S. PRIVATE SECTOR
BOISE
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	680,119 SQ.FT.				675,542 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.70	.60			3	1.71	.61		
REPAIR-MAINT	.52	.52			3	.52	.52		
UTILITIES	1.39	1.27			3	1.39	1.27		
RDS GNDS SEC	.34	.32			2	.34	.32		
ADMINISTRATIVE	1.17	.41			3	1.17	.41		
TOTAL OPER EXP	5.01	3.02			3	5.03	3.02		
FIXED EXPENSES	1.24	1.18			3	1.24	1.18		
TOTAL OPER+FIXED	6.25	4.09			3	6.27	4.12		
LEASING EXP	.09	.09			1				
TOTAL PAYROLL	.91	.41			3				
TOTAL CONTRACT	1.21	1.19			2				

AVG SQFT OFC TEN	28146	3	AVG OFFICE OCCUPANCY	00.0	3
AVG SQFT RET TEN	4577	1	AVG RETAIL OCCUPANCY	00.0	1
AVG SQFT OFC WORK	196	3	AVG RATE YR-END RENT	16.72	2
			RENTABLE GROSS SQFT	.89	2

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.60	3	ADMIN TOTAL	.41	3
PAYROLL	2.21	1	PAYROLL	1.31	2
CONTRACT	.55	3	MGMT FEES	.23	1
SUP MAT MISC	.33	2	LEGAL FEES	.01	1
TRASH REMOVAL	.04	1	AUDIT FEES	.03	1
			GEN OFC EXP	.00	1
REPR MAINT TOTAL	.52	3	OTHER ADM EXP	.46	2
PAYROLL	.27	1			
ELEVATOR	.14	2	FIXED EXP TOTAL	1.18	3
HVAC	.09	2	REAL ESTATE TAX	.95	3
ELECTRICAL	.06	2	BUILDING INS	.23	3
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.01	1	OTHER TAXES	.00	1
FIRE LIFE SFTY	.01	1			
OTHER MAINT SUP	.11	3	LEASING EXPENSES	.09	1
			ADV PROMOTION		
UTILITIES TOTAL	1.27	3	COMM FEES	.09	1
ELECTRIC	.92	3	TENANT ALTS		
GAS	.23	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.41	3
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.27	1
WATER SEWER	.13	3	RDS GROUNDS		
			SECURITY	.05	1
RDS GNDS SEC TOT	.32	2	ADMINISTRATIVE	1.31	2
RDS GNDS TOTAL	.06	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.19	2
RDS GNDS CONTR	.03	1	CLEANING	.53	2
RDS GNDS OTHER	.05	2	REPAIR MAINT	.27	2
SECURITY TOTAL	.26	2	RDS GROUNDS	.04	2
SEC PAYROLL	.05	1	SECURITY	.47	1
SEC CONTRACTS	.47	1	ADMINISTRATIVE	.23	1
SEC OTHER	.00	1			

U.S. PRIVATE SECTOR
BOISE
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	680,119 SQ.FT.				675,542 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.70	.60			3	1.71	.61		
REPAIR-MAINT	.52	.52			3	.52	.52		
UTILITIES	1.39	1.27			3	1.39	1.27		
RDS GNDS SEC	.34	.32			2	.34	.32		
ADMINISTRATIVE	1.17	.41			3	1.17	.41		
TOTAL OPER EXP	5.01	3.02			3	5.03	3.02		
FIXED EXPENSES	1.24	1.18			3	1.24	1.18		
TOTAL OPER+FIXED	6.25	4.09			3	6.27	4.12		
LEASING EXP	.09	.09			1				
TOTAL PAYROLL	.91	.41			3				
TOTAL CONTRACT	1.21	1.19			2				

AVG SQFT OFC TEN	28146	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	4577	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	196	3	AVG RATE YR-END RENT	16.72	2
			RENTABLE GROSS SQFT	.89	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.60	3	ADMIN TOTAL	.41	3
PAYROLL	2.21	1	PAYROLL	1.31	2
CONTRACT	.55	3	MGMT FEES	.23	1
SUP MAT MISC	.33	2	LEGAL FEES	.01	1
TRASH REMOVAL	.04	1	AUDIT FEES	.03	1
			GEN OFC EXP	.00	1
REPR MAINT TOTAL	.52	3	OTHER ADM EXP	.46	2
PAYROLL	.27	1			
ELEVATOR	.14	2	FIXED EXP TOTAL	1.18	3
HVAC	.09	2	REAL ESTATE TAX	.95	3
ELECTRICAL	.06	2	BUILDING INS	.23	3
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.01	1	OTHER TAXES	.00	1
FIRE LIFE SFTY	.01	1			
OTHER MAINT SUP	.11	3	LEASING EXPENSES	.09	1
			ADV PROMOTION		
UTILITIES TOTAL	1.27	3	COMM FEES	.09	1
ELECTRIC	.92	3	TENANT ALTS		
GAS	.23	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.41	3
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.27	1
WATER SEWER	.13	3	RDS GROUNDS		
			SECURITY	.05	1
RDS GNDS SEC TOT	.32	2	ADMINISTRATIVE	1.31	2
RDS GNDS TOTAL	.06	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.19	2
RDS GNDS CONTR	.03	1	CLEANING	.53	2
RDS GNDS OTHER	.05	2	REPAIR MAINT	.27	2
SECURITY TOTAL	.26	2	RDS GROUNDS	.04	2
SEC PAYROLL	.05	1	SECURITY	.47	1
SEC CONTRACTS	.47	1	ADMINISTRATIVE	.23	1
SEC OTHER	.00	1			

U.S. PRIVATE SECTOR
BOISE
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA 8 BLDS 119,895 SQ.FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 102,073 SQ.FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					8	7.42	8.43		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.32	7.84			8				
MISCELLANEOUS	.76	.76			7				
TOTAL INCOME	8.89	8.22			8				
EXPENSE									
CLEANING	.52	.67			8	.61	.72		
REPAIR-MAINT	.48	.57			8	.56	.62		
UTILITIES	1.01	1.31			8	1.19	1.40		
RDS GNDS SEC	.20	.21			8	.20	.21		
ADMINISTRATIVE	.36	.41			8	.36	.41		
TOTAL OPER EXP	2.56	3.18			8	3.01	3.41		
FIXED EXPENSES	.86	.99			8	.86	.99		
TOTAL OPER+FIXED	3.42	4.18			8	3.87	4.40		
LEASING EXP	.87	.69			8				
TOTAL PAYROLL	.27	.27			7				
TOTAL CONTRACT	.71	.71			7				

AVG SQFT OFC TEN	1567	8	AVG OFFICE OCCUPANCY	92.1	8
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	300	8	AVG RATE YR-END RENT	10.50	8
			RENTABLE GROSS SQFT	.95	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.67	8	ADMIN TOTAL	.41	8
PAYROLL			PAYROLL		
CONTRACT	.61	8	MGMT FEES	.40	8
SUP MAT MISC	.02	7	LEGAL FEES	.01	7
TRASH REMOVAL	.05	8	AUDIT FEES		
			GEN OFC EXP	.01	7
REPR MAINT TOTAL	.57	8	OTHER ADM EXP		
PAYROLL	.17	7			
ELEVATOR	.04	1	FIXED EXP TOTAL	.99	8
HVAC	.08	8	REAL ESTATE TAX	.87	8
ELECTRICAL	.03	8	BUILDING INS	.11	8
STRUCT ROOF	.14	8	PERS PROP TAX	.00	7
PLUMBING	.01	8	OTHER TAXES		
FIRE LIFE SFTY	.00	7			
OTHER MAINT SUP	.21	8	LEASING EXPENSES	.69	8
			ADV PROMOTION	.03	7
UTILITIES TOTAL	1.31	8	COMM FEES	.33	8
ELECTRIC	1.09	8	TENANT ALTS	.69	7
GAS	.26	7	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.27	7
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.17	7
WATER SEWER	.10	8	RDS GROUNDS	.09	7
			SECURITY		
RDS GNDS SEC TOT	.21	8	ADMINISTRATIVE		
RDS GNDS TOTAL	.18	8			
RDS GNDS PAYRL	.09	7	TOTAL CONTRACTS	.71	7
RDS GNDS CONTR	.11	8	CLEANING	.25	7
RDS GNDS OTHER	.03	8	REPAIR MAINT	.08	7
SECURITY TOTAL	.02	8	RDS GROUNDS	.08	7
SEC PAYROLL			SECURITY	.01	7
SEC CONTRACTS	.02	8	ADMINISTRATIVE	.29	7
SEC OTHER					

U.S. PRIVATE SECTOR
BOSTON
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA 33 BLDS 9,250,748 SQ.FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 8,800,195 SQ.FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					28	17.30	16.97	15.42	18.84
RETAIL AREA	20.46	23.07	15.74	31.59	18				
OTHER AREA	9.12	2.94	.77	20.52	9				
TOTAL RENT	17.85	18.32	13.71	20.52	32				
MISCELLANEOUS	2.23	.57	.18	1.70	22				
TOTAL INCOME	19.54	18.84	13.90	22.21	32				
EXPENSE									
CLEANING	1.11	.97	.82	1.23	33	1.16	1.02	.92	1.38
REPAIR-MAINT	1.40	1.06	.92	1.56	33	1.47	1.11	.95	1.72
UTILITIES	1.82	1.49	.74	1.85	33	1.89	1.54	.86	2.09
RDS GNDS SEC	.52	.34	.19	.42	33	.52	.34	.19	.42
ADMINISTRATIVE	.79	.88	.56	1.13	33	.79	.88	.56	1.13
TOTAL OPER EXP	5.64	4.89	4.15	5.33	33	5.90	4.92	4.61	5.45
FIXED EXPENSES	3.59	2.47	1.93	3.49	33	3.59	2.47	1.93	3.49
TOTAL OPER+FIXED	9.23	7.28	6.15	8.81	33	9.50	7.74	6.72	9.29
LEASING EXP	.91	.32	.12	1.39	25				
TOTAL PAYROLL	1.48	.60	.44	.99	23				
TOTAL CONTRACT	1.95	1.73	1.32	2.84	20				

AVG SQFT OFC TEN	13882	31	AVG OFFICE OCCUPANCY	97.4	32
AVG SQFT RET TEN	2656	26	AVG RETAIL OCCUPANCY	95.7	26
AVG SQFT OFC WORK	215	26	AVG RATE YR-END RENT	26.46	31
			RENTABLE GROSS SQFT	.84	19

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.98	26	ADMIN TOTAL	.91	26
PAYROLL	.14	10	PAYROLL	.17	17
CONTRACT	.75	26	MGMT FEES	.64	25
SUP MAT MISC	.07	19	LEGAL FEES	.01	17
TRASH REMOVAL	.08	20	AUDIT FEES	.07	15
			GEN OFC EXP	.06	20
REPR MAINT TOTAL	1.08	22	OTHER ADM EXP	.02	18
PAYROLL	.34	22			
ELEVATOR	.17	22	FIXED EXP TOTAL	2.33	26
HVAC	.15	21	REAL ESTATE TAX	2.13	26
ELECTRICAL	.04	19	BUILDING INS	.11	24
STRUCT ROOF	.03	13	PERS PROP TAX	.00	3
PLUMBING	.01	18	OTHER TAXES	.00	3
FIRE LIFE SFTY	.05	7			
OTHER MAINT SUP	.19	22	LEASING EXPENSES	.33	21
			ADV PROMOTION	.01	11
UTILITIES TOTAL	1.05	26	COMM FEES	.26	16
ELECTRIC	.75	26	TENANT ALTS	.75	13
GAS	.02	15	BUY-OUTS	.10	2
FUEL OIL	.25	14			
PURCH STEAM	.44	4	TOTAL PAYROLL	.61	18
PURCH CH WTR	.59	1	CLEANING	.14	10
COAL			REPAIR MAINT	.30	18
WATER SEWER	.04	25	RDS GROUNDS	.01	2
			SECURITY	.28	4
RDS GNDS SEC TOT	.36	26	ADMINISTRATIVE	.17	15
RDS GNDS TOTAL	.02	16			
RDS GNDS PAYRL	.01	1	TOTAL CONTRACTS	2.05	15
RDS GNDS CONTR	.03	10	CLEANING	.75	15
RDS GNDS OTHER	.02	10	REPAIR MAINT	.35	15
SECURITY TOTAL	.29	25	RDS GROUNDS	.02	8
SEC PAYROLL	.31	10	SECURITY	.17	15
SEC CONTRACTS	.18	20	ADMINISTRATIVE	.64	14
SEC OTHER	.02	7			

U.S. PRIVATE SECTOR
BOSTON
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	105,775 SQ.FT.					82,827 SQ.FT.		
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	17.30	17.34		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.30	13.35			3				
MISCELLANEOUS	.00	.00			1				
TOTAL INCOME	13.30	13.35			3				
EXPENSE									
CLEANING	.72	.77			3	.89	.96		
REPAIR MAINT	.66	.58			3	.84	.77		
UTILITIES	.46	.47			3	.57	.48		
RDS GNDS SEC	.49	.17			3	.49	.17		
ADMINISTRATIVE	.74	.84			3	.74	.84		
TOTAL OPER EXP	3.06	3.45			3	3.87	4.22		
FIXED EXPENSES	2.37	2.33			3	2.37	2.33		
TOTAL OPER+FIXED	5.43	5.67			3	6.23	6.10		
LEASING EXP	4.65	4.66			2				
TOTAL PAYROLL	.36	.37			3				
TOTAL CONTRACT	1.82	2.05			3				

AVG SQFT OFC TEN	4506	3	AVG OFFICE OCCUPANCY	81.6	3
AVG SQFT RET TEN	5587	3	AVG RETAIL OCCUPANCY	00.0	3
AVG SQFT OFC WORK	222	3	AVG RATE YR-END RENT	20.25	2
			RENTABLE GROSS SQFT	.82	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.77	3	ADMIN TOTAL	.84	3
PAYROLL	.00	1	PAYROLL	.11	2
CONTRACT	.73	3	MGMT FEES	.62	3
SUP MAT MISC	.09	2	LEGAL FEES	.01	3
TRASH REMOVAL	.06	2	AUDIT FEES	.11	1
			GEN OFC EXP	.10	3
REPR MAINT TOTAL	.58	3	OTHER ADM EXP	.01	2
PAYROLL	.30	3			
ELEVATOR	.08	3	FIXED EXP TOTAL	2.33	3
HVAC	.08	3	REAL ESTATE TAX	2.24	3
ELECTRICAL	.02	3	BUILDING INS	.10	2
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.01	2	OTHER TAXES	.00	1
FIRE LIFE SFTY	.05	1			
OTHER MAINT SUP	.09	3	LEASING EXPENSES	4.66	2
			ADV PROMOTION		
UTILITIES TOTAL	.47	3	COMM FEES	1.77	2
ELECTRIC	.29	3	TENANT ALTS	2.89	2
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.37	3
PURCH CH WTR			CLEANING	.00	1
COAL			REPAIR MAINT	.30	3
WATER SEWER	.10	2	RDS GROUNDS	.01	1
			SECURITY		
RDS GNDS SEC TOT	.17	3	ADMINISTRATIVE	.11	2
RDS GNDS TOTAL	.05	1			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.05	3
RDS GNDS CONTR	.05	1	CLEANING	.46	3
RDS GNDS OTHER			REPAIR MAINT	.20	3
SECURITY TOTAL	.17	3	RDS GROUNDS		
SEC PAYROLL	.14	1	SECURITY	.17	3
SEC CONTRACTS	.55	2	ADMINISTRATIVE	.83	3
SEC OTHER					

U.S. PRIVATE SECTOR
BOSTON
DOWNTOWN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	189,454 SQ.FT.					168,307 SQ.FT.		
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	16.58	16.08		
RETAIL AREA	18.38	28.34			2				
OTHER AREA									
TOTAL RENT	16.44	16.27			3				
MISCELLANEOUS	2.24	2.24			1				
TOTAL INCOME	17.09	16.84			3				
EXPENSE									
CLEANING	1.30	1.28			3	1.46	1.46		
REPAIR-MAINT	1.28	1.20			3	1.45	1.48		
UTILITIES	1.03	.72			3	1.16	.89		
RDS GNDS SEC	.13	.07			3	.13	.07		
ADMINISTRATIVE	.71	.64			3	.71	.64		
TOTAL OPER EXP	4.45	4.17			3	5.00	5.03		
FIXED EXPENSES	2.47	2.46			3	2.47	2.46		
TOTAL OPER+FIXED	6.91	6.99			3	7.47	7.84		
LEASING EXP	.35	.35			1				
TOTAL PAYROLL	.24	.23			2				
TOTAL CONTRACT	2.81	2.79			2				

AVG SQFT OFC TEN	16938	2	AVG OFFICE OCCUPANCY	96.0	3
AVG SQFT RET TEN	3525	3	AVG RETAIL OCCUPANCY	00.0	3
AVG SQFT OFC WORK	172	2	AVG RATE YR-END RENT	22.50	3
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.28	3	ADMIN TOTAL	.64	3
PAYROLL			PAYROLL	.10	1
CONTRACT	1.18	3	MGMT FEES	.60	3
SUP MAT MISC	.05	3	LEGAL FEES	.01	1
TRASH REMOVAL	.08	3	AUDIT FEES	.03	1
			GEN OFC EXP	.02	1
REPR MAINT TOTAL	1.20	3	OTHER ADM EXP	.02	2
PAYROLL	.20	3			
ELEVATOR	.19	3	FIXED EXP TOTAL	2.46	3
HVAC	.38	3	REAL ESTATE TAX	2.36	3
ELECTRICAL	.05	3	BUILDING INS	.09	3
STRUCT ROOF	.04	3	PERS PROP TAX		
PLUMBING	.01	3	OTHER TAXES	.00	2
FIRE LIFE SFTY	.15	2			
OTHER MAINT SUP	.14	3	LEASING EXPENSES	.35	1
			ADV PROMOTION	.02	1
UTILITIES TOTAL	.72	3	COMM FEES	.29	1
ELECTRIC	.11	3	TENANT ALTS	.04	1
GAS			BUY-OUTS		
FUEL OIL	.56	3			
PURCH STEAM			TOTAL PAYROLL	.23	2
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.18	2
WATER SEWER	.04	3	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.07	3	ADMINISTRATIVE	.10	1
RDS GNDS TOTAL	.00	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.79	2
RDS GNDS CONTR			CLEANING	1.25	2
RDS GNDS OTHER	.00	3	REPAIR MAINT	.80	2
SECURITY TOTAL	.14	2	RDS GROUNDS	.02	2
SEC PAYROLL			SECURITY	.14	2
SEC CONTRACTS	.14	2	ADMINISTRATIVE	.58	2
SEC OTHER					

U.S. PRIVATE SECTOR
BOSTON
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS 2,595,030 SQ. FT.					2,431,740 SQ. FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					12	16.76	16.29	12.81	19.56
RETAIL AREA	21.42	24.13	18.09	30.53	8				
OTHER AREA	1.05	1.37			3				
TOTAL RENT	17.90	18.50	13.42	20.90	13				
MISCELLANEOUS	1.13	1.36	.18	1.70	9				
TOTAL INCOME	18.70	16.98	13.88	22.29	13				
EXPENSE									
CLEANING	.98	.93	.82	1.03	13	1.05	.94	.88	1.11
REPAIR-MAINT	1.13	1.09	.92	1.44	13	1.21	1.12	.96	1.68
UTILITIES	1.35	1.11	.85	1.87	13	1.41	1.31	.91	1.69
RDS GNDS SEC	.31	.38	.24	.41	13	.31	.38	.24	.41
ADMINISTRATIVE	1.06	.97	.71	1.13	13	1.06	.97	.71	1.13
TOTAL OPER EXP	4.83	4.60	4.24	5.03	13	5.13	4.75	4.57	5.25
FIXED EXPENSES	3.13	2.01	1.58	2.56	13	3.13	2.01	1.58	2.58
TOTAL OPER+FIXED	7.96	6.80	6.03	8.14	13	8.25	7.08	6.37	8.66
LEASING EXP	1.64	.32	.08	1.44	11				
TOTAL PAYROLL	.78	.81	.53	1.01	10				
TOTAL CONTRACT	1.97	1.67	1.33	2.63	8				

AVG SQFT OFC TEN-	6429	12	AVG OFFICE OCCUPANCY	94.7	12
AVG SQFT RET TEN	2650	9	AVG RETAIL OCCUPANCY	94.1	9
AVG SQFT OFC WORK	212	10	AVG RATE YR-END RENT	24.75	12
			RENTABLE GROSS SQFT	.87	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.90	10
PAYROLL	.14	3
CONTRACT	.73	10
SUP MAT MISC	.07	8
TRASH REMOVAL	.08	9
REPR MAINT TOTAL	1.11	10
PAYROLL	.42	10
ELEVATOR	.11	10
HVAC	.13	10
ELECTRICAL	.05	8
STRUCT ROOF	.02	6
PLUMBING	.02	8
FIRE LIFE SFTY	.03	4
OTHER MAINT SUP	.22	10
UTILITIES TOTAL	1.08	10
ELECTRIC	.84	10
GAS	.04	7
FUEL OIL	.17	6
PURCH STEAM	.76	2
PURCH CH WTR	.59	1
COAL		
WATER SEWER	.05	10
RDS GNDS SEC TOT	.35	10
RDS GNDS TOTAL	.03	6
RDS GNDS PAYRL	.01	1
RDS GNDS CONTR	.05	3
RDS GNDS OTHER	.02	5
SECURITY TOTAL	.27	10
SEC PAYROLL	.27	4
SEC CONTRACTS	.18	10
SEC OTHER	.01	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.00	10
PAYROLL	.16	8
MGMT FEES	.64	10
LEGAL FEES	.02	9
AUDIT FEES	.08	8
GEN OFC EXP	.07	10
OTHER ADM EXP	.05	8
FIXED EXP TOTAL	2.00	10
REAL ESTATE TAX	1.82	10
BUILDING INS	.17	9
PERS PROP TAX	.04	2
OTHER TAXES		
LEASING EXPENSES	.91	9
ADV PROMOTION	.01	7
COMM FEES	.26	7
TENANT ALTS	.75	7
BUY-OUTS	.10	2
TOTAL PAYROLL	.80	7
CLEANING	.14	3
REPAIR MAINT	.30	7
RDS GROUNDS	.01	1
SECURITY	.24	3
ADMINISTRATIVE	.21	6
TOTAL CONTRACTS	1.64	5
CLEANING	.75	5
REPAIR MAINT	.21	5
RDS GROUNDS	.04	1
SECURITY	.16	5
ADMINISTRATIVE	.57	5

U.S. PRIVATE SECTOR
BOSTON
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 5,334,949 SQ. FT.					5,232,989 SQ. FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	16.66	17.23	12.28	21.75
RETAIL AREA	20.66	31.59			3				
OTHER AREA	35.91	35.91			1				
TOTAL RENT	16.94	17.84	12.13	21.98	5				
MISCELLANEOUS	3.04	.46	.35	5.10	4				
TOTAL INCOME	19.48	19.51	12.59	26.14	5				
EXPENSE									
CLEANING	1.15	1.03	.85	1.69	6	1.17	1.05	.87	1.71
REPAIR-MAINT	1.56	1.06	.88	3.06	6	1.59	1.08	.90	3.11
UTILITIES	2.12	2.28	1.21	2.86	6	2.15	2.32	1.24	2.88
RDS GNDS SEC	.66	.39	.20	1.63	6	.66	.39	.20	1.63
ADMINISTRATIVE	.54	.43	.29	.90	6	.54	.43	.29	.90
TOTAL OPER EXP	6.02	5.13	4.88	8.99	6	6.14	5.22	4.79	9.05
FIXED EXPENSES	3.90	3.99	3.33	4.59	6	3.90	3.99	3.33	4.59
TOTAL OPER+FIXED	9.92	8.95	8.29	13.46	6	10.04	9.04	8.41	13.52
LEASING EXP	.24	.25	.11	.36	4				
TOTAL PAYROLL	2.17	1.10	.80	4.25	4				
TOTAL CONTRACT	1.78	1.15			3				

AVG SQFT OFC TEN	31027	6	AVG OFFICE OCCUPANCY	99.0	6
AVG SQFT RET TEN	2528	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	230	5	AVG RATE YR-END RENT	32.25	6
			RENTABLE GROSS SQFT	.83	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.57	3
PAYROLL	.85	3
CONTRACT	.28	3
SUP MAT MISC	.10	3
TRASH REMOVAL	.08	3
REPR MAINT TOTAL	1.07	3
PAYROLL	.31	3
ELEVATOR	.25	3
HVAC	.34	2
ELECTRICAL	.05	2
STRUCT ROOF	.01	1
PLUMBING	.02	2
FIRE LIFE SFTY		
OTHER MAINT SUP	.17	3
UTILITIES TOTAL	2.14	3
ELECTRIC	1.58	3
GAS	.01	1
FUEL OIL	.11	1
PURCH STEAM	.43	2
PURCH CH WTR		
COAL		
WATER SEWER	.05	3
RDS GNDS SEC TOT	.46	3
RDS GNDS TOTAL	.02	3
RDS GNDS PAYRL		
RDS GNDS CONTR	.01	3
RDS GNDS OTHER	.01	2
SECURITY TOTAL	.45	3
SEC PAYROLL	2.89	1
SEC CONTRACTS	.34	3
SEC OTHER	.05	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.81	3
PAYROLL	.19	3
MGMT FEES	.56	2
LEGAL FEES	.00	1
AUDIT FEES	.02	2
GEN OFC EXP	.03	3
OTHER ADM EXP	.02	3
FIXED EXP TOTAL	4.08	3
REAL ESTATE TAX	3.90	3
BUILDING INS	.10	3
PERS PROP TAX	.00	1
OTHER TAXES		
LEASING EXPENSES	.11	2
ADV PROMOTION		
COMM FEES	.11	2
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	1.18	3
CLEANING	.85	3
REPAIR MAINT	.31	3
RDS GROUNDS		
SECURITY	2.89	1
ADMINISTRATIVE	.19	3
TOTAL CONTRACTS	2.21	2
CLEANING	.84	2
REPAIR MAINT	.72	2
RDS GROUNDS	.01	2
SECURITY	.18	2
ADMINISTRATIVE	.92	

U.S. PRIVATE SECTOR
BOSTON
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS 2,168,042 SQ.FT.					2,127,894 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					20	13.91	13.55	12.04	15.64
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.91	13.77	12.04	15.64	21				
MISCELLANEOUS	.36	.05	.00	.60	10				
TOTAL INCOME	14.07	13.89	12.05	15.64	21				
EXPENSE									
CLEANING	.74	.81	.67	.91	21	.70	.81	.64	.91
REPAIR-MAINT	.98	.68	.38	1.13	21	.93	.68	.38	1.13
UTILITIES	1.59	1.69	.89	2.20	21	1.51	1.69	1.06	2.20
RDS GNDS SEC	.45	.32	.18	.59	21	.45	.32	.18	.59
ADMINISTRATIVE	.74	.78	.56	1.50	21	.74	.78	.56	1.50
TOTAL OPER EXP	4.49	4.68	3.83	5.65	21	4.35	4.68	3.95	5.65
FIXED EXPENSES	1.95	1.70	1.47	1.93	21	1.95	1.70	1.47	1.93
TOTAL OPER+FIXED	6.44	6.21	5.30	7.50	21	6.30	6.47	5.66	7.50
LEASING EXP	.52	.30	.16	.90	11				
TOTAL PAYROLL	.59	.61	.39	.73	16				
TOTAL CONTRACT	1.57	1.84	1.29	2.05	16				

AVG SQFT OFC TEN	7408	21	AVG OFFICE OCCUPANCY	88.3	21
AVG SQFT RET TEN	1910	1	AVG RETAIL OCCUPANCY	96.0	1
AVG SQFT OFC WORK	227	13	AVG RATE YR-END RENT	17.38	21
			RENTABLE GROSS SQFT	.83	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	13
PAYROLL	.86	3
CONTRACT	.69	12
SUP MAT MISC	.07	9
TRASH REMOVAL	.08	9
REPR MAINT TOTAL	.44	13
PAYROLL	.26	6
ELEVATOR	.05	11
HVAC	.10	13
ELECTRICAL	.05	13
STRUCT ROOF	.04	4
PLUMBING	.01	8
FIRE LIFE SFTY	.01	3
OTHER MAINT SUP	.14	13
UTILITIES TOTAL	1.98	13
ELECTRIC	1.96	13
GAS	.11	4
FUEL OIL	.23	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.03	13
RDS GNDS SEC TOT	.45	13
RDS GNDS TOTAL	.31	12
RDS GNDS PAYRL	.14	2
RDS GNDS CONTR	.16	12
RDS GNDS OTHER	.20	9
SECURITY TOTAL	.11	10
SEC PAYROLL	.00	2
SEC CONTRACTS	.11	9
SEC OTHER	.13	4

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.07	13
PAYROLL	.47	10
MGMT FEES	.70	12
LEGAL FEES	.05	5
AUDIT FEES	.04	8
GEN OFC EXP	.10	11
OTHER ADM EXP	.03	9
FIXED EXP TOTAL	1.62	13
REAL ESTATE TAX	1.52	13
BUILDING INS	.11	13
PERS PROP TAX		
OTHER TAXES	.06	2
LEASING EXPENSES	.28	7
ADV PROMOTION	.12	7
COMM FEES	.10	4
TENANT ALTS	.11	5
BUY-OUTS		
TOTAL PAYROLL	.52	12
CLEANING	.81	2
REPAIR MAINT	.26	6
RDS GROUNDS	.14	2
SECURITY	.00	2
ADMINISTRATIVE	.44	9
TOTAL CONTRACTS	1.87	12
CLEANING	.69	12
REPAIR MAINT	.11	12
RDS GROUNDS	.21	11
SECURITY	.11	9
ADMINISTRATIVE	.71	12

U.S. PRIVATE SECTOR
BOSTON
SUBURBAN LESS THAN 50,000 SQ:FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 116,693 SQ.FT.					116,693 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	16.04	15.15	12.54	19.20
RETAIL AREA									
OTHER AREA									
TOTAL RENT	16.04	15.15	12.54	19.20	5				
MISCELLANEOUS	.00	.00			1				
TOTAL INCOME	16.04	15.16	12.54	19.20	5				
EXPENSE									
CLEANING	.92	.86	.83	1.24	5	.92	.86	.83	1.24
REPAIR-MAINT	.50	.48	.35	.81	5	.50	.48	.35	.81
UTILITIES	2.13	2.19	1.29	2.59	5	2.13	2.19	1.29	2.59
RDS GNDS SEC	.55	.57	.47	.68	5	.55	.57	.47	.68
ADMINISTRATIVE	1.56	1.58	1.23	1.69	5	1.56	1.58	1.23	1.69
TOTAL OPER EXP	5.67	5.69	5.15	6.01	5	5.67	5.69	5.15	6.01
FIXED EXPENSES	1.72	1.77	1.49	1.82	5	1.72	1.77	1.49	1.82
TOTAL OPER+FIXED	7.38	7.49	6.67	7.78	5	7.38	7.49	6.67	7.78
LEASING EXP	.38	.38			1				
TOTAL PAYROLL	.85	.77	.70	1.23	4				
TOTAL CONTRACT	2.13	2.05	1.94	2.21	4				

AVG SQFT OFC TEN	3459	5	AVG OFFICE OCCUPANCY	94.9	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	253	5	AVG RATE YR-END RENT	15.40	5
			RENTABLE GROSS SQFT	.91	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	5
PAYROLL	1.17	1
CONTRACT	.81	5
SUP MAT MISC	.09	2
TRASH REMOVAL	.15	2
REPR MAINT TOTAL	.48	5
PAYROLL	.26	2
ELEVATOR	.06	3
HVAC	.08	5
ELECTRICAL	.09	5
STRUCT ROOF	.04	1
PLUMBING	.05	2
FIRE LIFE SFTY		
OTHER MAINT SUP	.17	5
UTILITIES TOTAL	2.19	5
ELECTRIC	2.02	5
GAS	.41	1
FUEL OIL	.19	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.03	5
RDS GNDS SEC TOT	.57	5
RDS GNDS TOTAL	.39	5
RDS GNDS PAYRL	.20	1
RDS GNDS CONTR	.16	5
RDS GNDS OTHER	.21	5
SECURITY TOTAL	.18	4
SEC PAYROLL	.00	1
SEC CONTRACTS	.11	3
SEC OTHER	.13	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.58	5
PAYROLL	.77	4
MGMT FEES	.71	5
LEGAL FEES	.02	1
AUDIT FEES	.06	5
GEN OFC EXP	.13	5
OTHER ADM EXP	.03	5
FIXED EXP TOTAL	1.77	5
REAL ESTATE TAX	1.66	5
BUILDING INS	.11	5
PERS PROP TAX		
OTHER TAXES	.11	1
LEASING EXPENSES	.38	1
ADV PROMOTION	.38	1
COMM. FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	.77	4
CLEANING	1.17	1
REPAIR MAINT	.25	2
RDS GROUNDS	.20	1
SECURITY	.00	1
ADMINISTRATIVE	.70	3
TOTAL CONTRACTS	2.05	4
CLEANING	.75	4
REPAIR MAINT	.17	4
RDS GROUNDS	.33	4
SECURITY	.11	3
ADMINISTRATIVE	.85	4

U.S. PRIVATE SECTOR
BOSTON
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 1,258,297 SQ.FT.					1,258,297 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	14.04	12.67	11.35	17.74
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14.04	12.67	11.35	17.74	8				
MISCELLANEOUS	.00	.00			1				
TOTAL INCOME	14.04	12.67	11.35	17.74	8				
EXPENSE									
CLEANING	.77	.77	.67	.83	8	.68	.77	.54	.83
REPAIR-MAINT	.85	.74	.32	1.39	8	.76	.72	.32	1.05
UTILITIES	1.48	1.69	.76	1.98	8	1.32	1.69	.66	1.98
RDS GNDS SEC	.42	.22	.18	.39	8	.42	.22	.18	.39
ADMINISTRATIVE	.76	.62	.56	.73	8	.78	.62	.56	.73
TOTAL OPER EXP	4.29	4.03	3.74	4.70	8	3.96	4.03	3.43	4.70
FIXED EXPENSES	1.78	1.70	1.56	2.04	8	1.78	1.70	1.56	2.04
TOTAL OPER+FIXED	6.07	6.18	5.30	6.50	8	5.74	6.18	5.13	6.50
LEASING EXP	.56	.21	.09	1.42	8				
TOTAL PAYROLL	.50	.47	.38	.61	4				
TOTAL CONTRACT	1.75	1.56	1.16	2.69	4				

AVG SQFT OFC TEN	14050	8	AVG OFFICE OCCUPANCY	80.4	8
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	237	4	AVG RATE YR-END RENT	18.63	8
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.83	4	ADMIN TOTAL	.73	4
PAYROLL	.66	1	PAYROLL	.47	4
CONTRACT	.69	3	MGMT FEES	.26	3
SUP MAT MISC	.11	3	LEGAL FEES		
TRASH REMOVAL	.08	3	AUDIT FEES	.00	1
			GEN OFC EXP	.13	3
REPR MAINT TOTAL	.32	4	OTHER ADM EXP	.02	3
PAYROLL					
ELEVATOR	.05	4	FIXED EXP TOTAL	1.65	4
HVAC	.10	4	REAL ESTATE TAX	1.55	4
ELECTRICAL	.04	4	BUILDING INS	.11	4
STRUCT ROOF			PERS PROP TAX		
			OTHER TAXES		
PLUMBING	.00	2			
FIRE LIFE SFTY	.01	2			
OTHER MAINT SUP	.16	4	LEASING EXPENSES	.09	2
			ADV PROMOTION	.07	2
UTILITIES TOTAL	1.96	4	COMM FEES	.00	1
ELECTRIC	1.96	4	TENANT ALTS	.02	1
GAS	.13	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.47	4
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER	.02	4	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.39	4	ADMINISTRATIVE	.47	4
RDS GNDS TOTAL	.21	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.56	4
RDS GNDS CONTR	.21	4	CLEANING	.78	4
RDS GNDS OTHER	.08	1	REPAIR MAINT	.08	4
SECURITY TOTAL	.19	4	RDS GROUNDS	.21	4
SEC PAYROLL			SECURITY	.19	4
SEC CONTRACTS	.19	4	ADMINISTRATIVE	.37	4
SEC OTHER	1.16	1			

U.S. PRIVATE SECTOR
BUFFALO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 2,027,926 SQ.FT.					1,980,219 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	10.24	11.00	8.12	14.25
RETAIL AREA	660.41	160.96			4				
OTHER AREA	7.20	10.48			2				
TOTAL RENT	10.65	9.12	7.46	15.47	8				
MISCELLANEOUS	3.33	.12	.01	3.92	6				
TOTAL INCOME	13.60	12.25	8.35	15.81	8				
EXPENSE									
CLEANING	.79	.75	.62	1.00	8	.82	.88	.62	1.00
REPAIR-MAINT	1.17	1.27	.61	1.55	8	1.21	1.27	.62	2.07
UTILITIES	2.00	1.49	1.33	2.23	8	2.07	1.49	1.33	2.66
RDS GNDS SEC	.40	.35	.08	.52	8	.40	.35	.08	.52
ADMINISTRATIVE	.44	.34	.15	.54	8	.44	.34	.15	.54
TOTAL OPER EXP	4.79	4.25	3.15	5.98	8	4.96	4.80	3.16	6.01
FIXED EXPENSES	1.95	1.56	.68	2.56	8	1.95	1.56	.68	2.56
TOTAL OPER+FIXED	6.74	6.35	4.89	6.87	8	6.91	6.35	4.89	8.56
LEASING EXP	.10	.07			3				
TOTAL PAYROLL	.81	1.23	.59	1.83	4				
TOTAL CONTRACT	1.66	1.82	1.40	1.95	4				

AVG SQFT OFC TEN	7705	8	AVG OFFICE OCCUPANCY	90.0	8
AVG SQFT RET TEN	3244	5	AVG RETAIL OCCUPANCY	100.0	5
AVG SQFT OFC WORK	218	8	AVG RATE YR-END RENT	14.81	8
			RENTABLE GROSS SQFT	.74	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.75	8	ADMIN TOTAL	.34	8
PAYROLL	.63	3	PAYROLL	.13	5
CONTRACT	.59	7	MGMT FEES	.45	4
SUP MAT MISC	.08	8	LEGAL FEES	.01	1
TRASH REMOVAL	.03	8	AUDIT FEES	.02	2
			GEN OFC EXP	.05	3
REPR MAINT TOTAL	1.27	8	OTHER ADM EXP	.01	3
PAYROLL	.66	8			
ELEVATOR	.14	8	FIXED EXP TOTAL	1.56	8
HVAC	.12	6	REAL ESTATE TAX	1.71	7
ELECTRICAL	.06	6	BUILDING INS	.15	8
STRUCT ROOF	.01	3	PERS PROP TAX		
			OTHER TAXES		
PLUMBING	.02	4			
FIRE LIFE SFTY	.02	5			
OTHER MAINT SUP	.17	6	LEASING EXPENSES	.07	3
			ADV PROMOTION	.07	3
UTILITIES TOTAL	1.49	8	COMM FEES	.14	1
ELECTRIC	1.31	8	TENANT ALTS		
GAS	.24	6	BUY-OUTS		
FUEL OIL	.35	1			
PURCH STEAM			TOTAL PAYROLL	1.23	4
PURCH CH WTR			CLEANING	.43	2
COAL			REPAIR MAINT	.72	4
WATER SEWER	.06	6	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.35	8	ADMINISTRATIVE	.12	4
RDS GNDS TOTAL	.04	7			
RDS GNDS PAYRL	.01	1	TOTAL CONTRACTS	1.82	4
RDS GNDS CONTR	.12	3	CLEANING	.59	4
RDS GNDS OTHER	.04	3	REPAIR MAINT	.49	4
SECURITY TOTAL	.37	7	RDS GROUNDS	.12	3
SEC PAYROLL	.20	4	SECURITY	.41	4
SEC CONTRACTS	.41	4	ADMINISTRATIVE	.36	1
SEC OTHER	.06	1			

U.S. PRIVATE SECTOR
BUFFALO
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	676,773 SQ.FT.					615,710 SQ.FT.		
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	8.85	9.75		
RETAIL AREA									
OTHER AREA	4.85	4.85			1				
TOTAL RENT	8.43	8.21	7.33	10.60	4				
MISCELLANEOUS	.76	.58			2				
TOTAL INCOME	8.93	8.65	7.91	10.60	4				
EXPENSE									
CLEANING	.89	.87	.72	1.00	4	.98	1.00	.92	1.02
REPAIR-MAINT	1.58	1.52	1.37	2.07	4	1.73	1.81	1.41	2.58
UTILITIES	1.54	1.60	1.16	2.05	4	1.69	1.97	1.16	2.64
RDS GNDS SEC	.29	.25	.04	.75	4	.29	.25	.04	.75
ADMINISTRATIVE	.35	.25	.16	.44	4	.35	.25	.16	.44
TOTAL OPER EXP	4.65	4.52	4.23	5.54	4	5.11	5.37	4.50	6.72
FIXED EXPENSES	1.19	1.12	.40	2.09	4	1.19	1.12	.40	2.09
TOTAL OPER+FIXED	5.84	8.38	5.62	6.64	4	6.30	8.99	5.62	8.09
LEASING EXP	.14	.11			2				
TOTAL PAYROLL	1.83	1.83			2				
TOTAL CONTRACT	1.89	1.89			2				

AVG SQFT OFC TEN	2786	4	AVG OFFICE OCCUPANCY	86.2	4
AVG SQFT RET TEN	8684	1	AVG RETAIL OCCUPANCY	00.0	1
AVG SQFT OFC WORK	199	4	AVG RATE YR-END RENT	11.66	4
			RENTABLE GROSS SQFT	.82	2

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.87	4	ADMIN TOTAL	.25	4
PAYROLL	.88	2	PAYROLL	.17	3
CONTRACT	.64	3	MGMT FEES	.45	1
SUP MAT MISC	.07	4	LEGAL FEES	.01	1
TRASH REMOVAL	.03	4	AUDIT FEES	.02	2
			GEN OFC EXP	.05	2
REPR MAINT TOTAL	1.52	4	OTHER ADM EXP	.01	2
PAYROLL	.83	4			
ELEVATOR	.16	4	FIXED EXP TOTAL	1.12	4
HVAC	.19	4	REAL ESTATE TAX	1.42	3
ELECTRICAL	.08	4	BUILDING INS	.14	4
STRUCT ROOF	.05	2	PERS PROP TAX		
PLUMBING	.02	2	OTHER TAXES		
FIRE LIFE SFTY	.03	3			
OTHER MAINT SUP	.30	4	LEASING EXPENSES	.11	2
			ADV PROMOTION	.04	2
UTILITIES TOTAL	1.60	4	COMM FEES	.14	1
ELECTRIC	1.10	4	TENANT ALTS		
GAS	.19	4	BUY-OUTS		
FUEL OIL	.35	1			
PURCH STEAM			TOTAL PAYROLL	1.83	2
PURCH CH WTR			CLEANING	.83	1
COAL			REPAIR MAINT	1.20	2
WATER SEWER	.07	4	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.25	4	ADMINISTRATIVE	.22	2
RDS GNDS TOTAL	.01	3			
RDS GNDS PAYRL	.01	1	TOTAL CONTRACTS	1.89	2
RDS GNDS CONTR	.12	1	CLEANING	.41	2
RDS GNDS OTHER	.00	1	REPAIR MAINT	.73	2
SECURITY TOTAL	.42	3	RDS GROUNDS	.12	1
SEC PAYROLL	.04	1	SECURITY	.89	2
SEC CONTRACTS	.42	3	ADMINISTRATIVE		
SEC OTHER	.06	1			

U.S. PRIVATE SECTOR
CHARLESTON
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	774,412 SQ.FT.					774,412 SQ.FT.		
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	11.10	10.87	8.54	14.11
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.10	10.87	8.54	14.11	4				
MISCELLANEOUS	.16	.16			1				
TOTAL INCOME	11.13	10.87	8.54	14.19	4				
EXPENSE									
CLEANING	.68	.64	.57	[illegible]	4	.59	.57	.50	.84
REPAIR-MAINT	1.41	.93	.82	1.65	4	1.25	.93	.64	1.65
UTILITIES	1.84	1.73	1.42	2.55	4	1.63	1.54	1.42	1.76
RDS GNDS SEC	.28	.29	.15	.37	4	.28	.29	.15	.37
ADMINISTRATIVE	.90	1.10	.70	1.40	4	.90	1.10	.70	1.40
TOTAL OPER EXP	5.09	5.02	4.30	6.14	4	4.65	4.30	4.22	5.02
FIXED EXPENSES	1.15	1.25	.79	1.50	4	1.15	1.25	.79	1.50
TOTAL OPER+FIXED	6.25	6.28	5.09	7.64	4	5.80	5.56	5.09	6.44
LEASING EXP	.29	.09			3				
TOTAL PAYROLL	.85	.80	.59	1.30	4				
TOTAL CONTRACT	2.48	2.08			3				

AVG SQFT OFC TEN	7498	4	AVG OFFICE OCCUPANCY	94.9	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	278	4	AVG RATE YR-END RENT	17.25	4
			RENTABLE GROSS SQFT	.81	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	4	ADMIN TOTAL	1.10	4
PAYROLL	.45	1	PAYROLL	.28	4
CONTRACT	.54	4	MGMT FEES	.49	2
SUP MAT MISC	.08	4	LEGAL FEES	.02	1
TRASH REMOVAL	.02	4	AUDIT FEES	.08	2
			GEN OFC EXP	.16	3
REPR MAINT TOTAL	.93	4	OTHER ADM EXP	.16	2
PAYROLL	.36	3			
ELEVATOR	.27	4	FIXED EXP TOTAL	1.25	4
HVAC	.10	4	REAL ESTATE TAX	.73	3
ELECTRICAL	.07	3	BUILDING INS	.17	4
STRUCT ROOF	.09	1	PERS PROP TAX	1.04	1
PLUMBING	.02	2	OTHER TAXES	.24	4
FIRE LIFE SFTY	.01	1			
OTHER MAINT SUP	.16	3	LEASING EXPENSES	.09	3
			ADV PROMOTION	.03	2
UTILITIES TOTAL	1.73	4	COMM FEES	.03	1
ELECTRIC	1.54	4	TENANT ALTS	.38	2
GAS	.39	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.80	4
PURCH CH WTR			CLEANING	.45	1
COAL			REPAIR MAINT	.36	3
WATER SEWER	.06	3	RDS GROUNDS	.07	1
			SECURITY		
RDS GNDS SEC TOT	.29	4	ADMINISTRATIVE	.28	4
RDS GNDS TOTAL	.07	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.08	3
RDS GNDS CONTR	.07	3	CLEANING	.60	
RDS GNDS OTHER	.03	1	REPAIR MAINT	1.10	[illegible]
SECURITY TOTAL	.22	4	RDS GROUNDS	.17	2
SEC PAYROLL			SECURITY	.18	2
SEC CONTRACTS	.28	3	ADMINISTRATIVE	.39	2
SEC OTHER	.04	2			

U.S. PRIVATE SECTOR
CHARLESTON
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 675,304 SQ.FT.					675,304 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.41	12.34		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.41	12.34			3				
MISCELLANEOUS	.16	.16			1				
TOTAL INCOME	11.44	12.34			3				
EXPENSE									
CLEANING	.63	.57			3	.63	.57		
REPAIR-MAINT	1.51	.94			3	1.51	.94		
UTILITIES	1.65	1.51			3	1.65	1.51		
RDS GNDS SEC	.32	.36			3	.32	.36		
ADMINISTRATIVE	.78	1.09			3	.78	1.09		
TOTAL OPER EXP	4.66	4.33			3	4.88	4.33		
FIXED EXPENSES	1.09	1.06			3	1.09	1.06		
TOTAL OPER+FIXED	5.97	5.39			3	5.97	5.39		
LEASING EXP	.29	.09			3				
TOTAL PAYROLL	.72	.71			3				
TOTAL CONTRACT	2.55	2.38			2				

AVG SQFT OFC TEN	8200	3	AVG OFFICE OCCUPANCY	94.7	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	276	3	AVG RATE YR END RENT	18.33	3
			RENTABLE GROSS SQFT	.87	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.57	3	ADMIN TOTAL	1.09	3
PAYROLL	.45	1	PAYROLL	.27	3
CONTRACT	.47	3	MGMT FEES	.49	2
SUP MAT MISC	.07	3	LEGAL FEES	.02	1
TRASH REMOVAL	.01	3	AUDIT FEES	.08	2
			GEN OFC EXP	.16	3
REPR MAINT TOTAL	.94	3	OTHER ADM EXP	.16	2
PAYROLL	.36	3			
ELEVATOR	.23	3	FIXED EXP TOTAL	1.06	3
HVAC	.09	3	REAL ESTATE TAX	.73	3
ELECTRICAL	.07	3	BUILDING INS	.15	3
STRUCT ROOF	.09	1	PERS PROP TAX		
PLUMBING	.02	2	OTHER TAXES	.23	3
FIRE LIFE SFTY	.01	1			
OTHER MAINT SUP	.16	3	LEASING EXPENSES	.09	3
			ADV PROMOTION	.03	2
UTILITIES TOTAL	1.51	3	COMM FEES	.03	1
ELECTRIC	1.45	3	TENANT ALTS	.36	2
GAS	.34	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.71	3
PURCH CH WTR			CLEANING	.45	1
COAL			REPAIR MAINT	.36	3
WATER SEWER	.06	2	RDS GROUNDS	.07	1
			SECURITY		
RDS. GNDS. SEC TOT	.36	3	ADMINISTRATIVE	.27	3
RDS GNDS TOTAL	.07	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.38	2
RDS. GNDS CONTR	.07	3	CLEANING	.54	2
RDS. GNDS OTHER	.03	1	REPAIR MAINT	1.14	2
SECURITY TOTAL	.29	3	RDS GROUNDS	.17	2
SEC PAYROLL			SECURITY	.28	1
SEC CONTRACTS	.28	3	ADMINISTRATIVE	.39	2
SEC OTHER	.00	1			

U.S. PRIVATE SECTOR
CHARLOTTE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 2,628,403 SQ.FT.					2,509,470 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	10.98	11.27		
RETAIL AREA	11.82	12.00			3				
OTHER AREA	12.05	12.92			3				
TOTAL RENT	10.69	11.23	9.52	12.00	6				
MISCELLANEOUS	.47	.70			4				
TOTAL INCOME	10.96	11.93	9.54	12.47	6				
EXPENSE									
CLEANING	.60	.58	.54	.66	6	.63	.59	.55	.69
REPAIR-MAINT	.70	.78	.53	1.05	6	.73	.79	.55	1.08
UTILITIES	1.24	1.36	.96	1.60	6	1.27	1.40	.97	1.66
RDS GNDS SEC	.33	.30	.26	.39	6	.33	.30	.26	.39
ADMINISTRATIVE	.61	.67	.50	.71	6	.61	.67	.50	.71
TOTAL OPER EXP	3.48	3.46	3.11	4.21	6	3.60	3.63	3.16	4.37
FIXED EXPENSES	.81	.81	.72	.85	6	.81	.81	.72	.85
TOTAL OPER+FIXED	4.29	4.28	3.90	4.98	6	4.41	4.44	3.98	5.14
LEASING EXP	.81	.20	.19	1.52	6				
TOTAL PAYROLL	.75	.63	.46	.97	5				
TOTAL CONTRACT	.93	1.05	.64	1.33	5				

AVG SQFT OFC TEN	11132	6	AVG OFFICE OCCUPANCY	91.4	6
AVG SQFT RET TEN	2281	6	AVG RETAIL OCCUPANCY	90.5	6
AVG SQFT OFC WORK	205	5	AVG RATE YR-END RENT	14.88	6
			RENTABLE GROSS SQFT	.91	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.59	4	ADMIN TOTAL	.67	4
PAYROLL	.57	2	PAYROLL	.27	4
CONTRACT	.43	4	MGMT FEES	.29	4
SUP MAT MISC	.12	4	LEGAL FEES	.01	3
TRASH REMOVAL	.02	4	AUDIT FEES	.03	4
			GEN OFC EXP	.05	4
REPR. MAINT TOTAL	.58	4	OTHER ADM EXP	.02	4
PAYROLL	.18	3			
ELEVATOR	.16	4	FIXED EXP TOTAL	.81	4
HVAC	.05	4	REAL ESTATE TAX	.76	4
ELECTRICAL	.04	4	BUILDING INS	.05	4
STRUCT ROOF	.02	2	PERS PROP TAX	.00	1
PLUMBING	.01	4	OTHER TAXES	.00	1
FIRE LIFE SFTY					
OTHER MAINT SUP	.10	4	LEASING EXPENSES	.52	4
			ADV PROMOTION	.02	2
UTILITIES TOTAL	1.01	4	COMM/FEES	.34	4
ELECTRIC	.98	4	TENANT ALTS	.17	4
GAS			BUY-OUTS	.08	2
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.82	4
PURCH CH WTR			CLEANING	.57	2
COAL			REPAIR MAINT	.18	3
WATER SEWER	.05	4	RDS GROUNDS		
			SECURITY	.25	3
RDS GNDS SEC TOT	.30	4	ADMINISTRATIVE	.27	4
RDS GNDS TOTAL	.06	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	.92	4
RDS GNDS CONTR	.04	2	CLEANING	.43	4
RDS GNDS OTHER	.02	2	REPAIR MAINT	.21	3
SECURITY TOTAL	.24	4	RDS GROUNDS	.04	2
SEC PAYROLL	.25	3	SECURITY	.05	4
SEC CONTRACTS	.06	4	ADMINISTRATIVE	.29	4
SEC OTHER	.02	3			

U.S. PRIVATE SECTOR
CHARLOTTE
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS 1,117,496 SQ.FT.					1,117,496 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					20	9.75	10.31	8.18	12.00
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.75	10.31	8.18	12.00	20				
MISCELLANEOUS	.03	.01	.00	.03	9				
TOTAL INCOME	9.77	10.34	8.18	12.05	20				
EXPENSE									
CLEANING	.55	.58	.44	.64	20	.55	.58	.44	.64
REPAIR-MAINT	.44	.31	.15	.57	20	.44	.31	.15	.57
UTILITIES	1.41	1.40	1.08	1.63	20	1.41	1.40	1.08	1.63
RDS GNDS SEC	.19	.27	.13	.29	20	.19	.27	.13	.29
ADMINISTRATIVE	.65	.68	.44	1.04	20	.65	.68	.44	1.04
TOTAL OPER EXP	3.25	3.23	3.11	3.78	20	3.25	3.23	3.11	3.78
FIXED EXPENSES	.75	.74	.70	.80	19	.75	.74	.70	.80
TOTAL OPER+FIXED	3.96	4.00	3.48	4.52	20	4.00	4.00	3.48	4.52
LEASING EXP	.83	.64	.21	1.22	19				
TOTAL PAYROLL	.29	.36	.29	.36	10				
TOTAL CONTRACT	1.56	1.60	1.37	1.67	19				

AVG SQFT OFC TEN	4169	14	AVG OFFICE OCCUPANCY	91.1	14
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	264	3	AVG RATE YR-END RENT	14.25	17
			RENTABLE GROSS SQFT	.90	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.59	17	ADMIN TOTAL	.75	17
PAYROLL	.74	2	PAYROLL	.36	8
CONTRACT	.52	16	MGMT FEES	.53	17
SUP MAT MISC	.06	10	LEGAL FEES	.03	5
TRASH REMOVAL	.03	9	AUDIT FEES	.03	6
			GEN OFC EXP	.09	8
REPR MAINT TOTAL	.31	17	OTHER ADM EXP	.01	6
PAYROLL					
ELEVATOR	.08	11	FIXED EXP TOTAL	.73	16
HVAC	.08	17	REAL ESTATE TAX	.64	16
ELECTRICAL	.02	9	BUILDING INS	.09	16
STRUCT ROOF	.02	7	PERS PROP TAX		
			OTHER TAXES		
PLUMBING	.02	10			
FIRE LIFE SFTY	.00	6			
OTHER MAINT SUP	.08	17	LEASING EXPENSES	.64	16
			ADV PROMOTION	.04	12
			COMM FEES	.23	16
UTILITIES TOTAL	1.46	17	TENANT ALTS	.76	9
ELECTRIC	1.43	17	BUY-OUTS	1.11	1
GAS					
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.36	8
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER	.05	16	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.27	17	ADMINISTRATIVE	.36	8
RDS GNDS TOTAL	.20	17			
RDS GNDS PAYRL	.08	2	TOTAL CONTRACTS	1.60	17
RDS GNDS CONTR	.16	16	CLEANING	.55	17
RDS GNDS OTHER	.01	11	REPAIR MAINT	.29	14
SECURITY TOTAL	.07	17	RDS GROUNDS	.15	17
SEC PAYROLL	.09	1	SECURITY	.07	17
SEC CONTRACTS	.06	16	ADMINISTRATIVE	.57	17
SEC OTHER					

U.S. PRIVATE SECTOR
CHARLOTTE
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 189,810 SQ.FT.					189,810 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	11.15	10.58	10.31	13.79
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.15	10.58	10.31	13.79	5				
MISCELLANEOUS	.02	.01	.00	.03	5				
TOTAL INCOME	11.17	10.59	10.34	13.79	5				
EXPENSE									
CLEANING	.58	.62	.31	.64	5	.58	.62	.31	.64
REPAIR-MAINT	.16	.17	.10	.19	5	.16	.17	.10	.19
UTILITIES	1.45	1.54	.85	1.69	5	1.45	1.54	.85	1.69
RDS GNDS SEC	.30	.29	.27	.39	5	.30	.29	.27	.39
ADMINISTRATIVE	1.03	1.03	.92	1.09	5	1.03	1.03	.92	1.09
TOTAL OPER EXP	3.52	3.70	2.61	3.82	5	3.52	3.70	2.61	3.82
FIXED EXPENSES	.78	.73	.72	1.03	5	.78	.73	.72	1.03
TOTAL OPER+FIXED	4.29	4.42	3.64	4.54	5	4.29	4.42	3.64	4.54
LEASING EXP	2.45	1.64	1.07	3.78	5				
TOTAL PAYROLL	.36	.36	.36	.36	4				
TOTAL CONTRACT	1.71	1.60	1.45	1.91	5				

AVG SQFT OFC TEN	3984	5	AVG OFFICE OCCUPANCY	98.7	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	291	1	AVG RATE YR-END RENT	12.69	4
			RENTABLE GROSS SQFT	.99	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.62	5	ADMIN TOTAL	1.03	5
PAYROLL			PAYROLL	.36	4
CONTRACT	.62	5	MGMT FEES	.55	5
SUP MAT MISC			LEGAL FEES	.08	1
TRASH REMOVAL			AUDIT FEES	.04	4
			GEN OFC EXP	.09	4
REPR MAINT TOTAL	.17	5	OTHER ADM EXP	.01	4
PAYROLL					
ELEVATOR	.01	1	FIXED EXP TOTAL	.73	5
HVAC	.05	5	REAL ESTATE TAX	.64	5
ELECTRICAL	.02	4	BUILDING INS	.09	5
STRUCT ROOF			PERS PROP TAX		
			OTHER TAXES		
PLUMBING	.01	1			
FIRE LIFE SFTY					
OTHER MAINT SUP	.10	5	LEASING EXPENSES	1.64	5
			ADV PROMOTION	.05	4
			COMM FEES	.23	5
UTILITIES TOTAL	1.54	5	TENANT ALTS	2.30	3
ELECTRIC	1.45	5	BUY-OUTS	1.11	1
GAS					
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.36	4
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER	.06	5	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.29	5	ADMINISTRATIVE	.36	4
RDS GNDS TOTAL	.22	5			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.60	5
RDS GNDS CONTR	.22	5	CLEANING	.62	5
RDS GNDS OTHER	.03	1	REPAIR MAINT	.13	4
SECURITY TOTAL	.06	5	RDS GROUNDS	.22	5
SEC PAYROLL			SECURITY	.06	5
SEC CONTRACTS	.06	5	ADMINISTRATIVE	.67	5
SEC OTHER					

U.S. PRIVATE SECTOR
CHARLOTTE
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	684,947 SQ.FT.				684,947 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	10.08	10.96	7.79	12.32
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.08	10.96	7.79	12.32	10				
MISCELLANEOUS	.04	.01	.00	.05	4				
TOTAL INCOME	10.09	10.96	7.79	12.37	10				
EXPENSE									
CLEANING	.57	.56	.38	.66	10	.57	.56	.38	.66
REPAIR-MAINT	.55	.42	.31	.72	10	.55	.42	.31	.72
UTILITIES	1.46	1.46	1.14	1.78	10	1.46	1.46	1.14	1.78
RDS GNDS SEC	.19	.15	.13	.28	10	.19	.15	.13	.28
ADMINISTRATIVE	.61	.58	.41	.91	10	.61	.58	.41	.91
TOTAL OPER EXP	3.38	3.29	3.12	3.88	10	3.38	3.29	3.12	3.88
FIXED EXPENSES	.74	.74	.66	.79	9	.74	.74	.66	.79
TOTAL OPER+FIXED	4.06	4.04	3.47	4.60	10	4.15	4.04	3.47	4.60
LEASING EXP	.39	.31	.17	.59	9				
TOTAL PAYROLL	.36	.36			2				
TOTAL CONTRACT	1.67	1.60	1.40	1.83	10				

AVG SQFT OFC TEN	9066	4	AVG OFFICE OCCUPANCY	96.4	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	261	2	AVG RATE YR-END RENT	15.59	6
			RENTABLE GROSS SQFT	.90	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.56	10
PAYROLL	.74	2
CONTRACT	.48	9
SUP MAT MISC	.04	8
TRASH/REMOVAL	.03	7
REPR MAINT TOTAL	.42	10
PAYROLL		
ELEVATOR	.08	10
HVAC	.23	10
ELECTRICAL	.02	3
STRUCT ROOF	.02	7
PLUMBING	.02	7
FIRE LIFE SFTY	.00	6
OTHER MAINT SUP	.08	10
UTILITIES TOTAL	1.46	10
ELECTRIC	1.43	10
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.03	9
RDS. GNDS. SEC TOT	.15	10
RDS. GNDS TOTAL	.07	10
RDS. GNDS PAYRL	.08	2
RDS. GNDS CONTR	.05	9
RDS. GNDS OTHER	.01	6
SECURITY TOTAL	.09	10
SEC PAYROLL	.09	1
SEC CONTRACTS	.09	9
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.58	10
PAYROLL	.36	2
MGMT FEES	.53	10
LEGAL FEES	.03	4
AUDIT FEES	.03	2
GEN OFC EXP	.09	2
OTHER ADM EXP	.01	2
FIXED EXP TOTAL	.74	9
REAL ESTATE TAX	.66	9
BUILDING INS	.07	9
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.31	9
ADV PROMOTION	.04	6
COMM/FEES	.25	9
TENANT ALTS	.08	4
BUY-OUTS		
TOTAL PAYROLL	.36	2
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.36	2
TOTAL CONTRACTS	1.60	10
CLEANING	.50	10
REPAIR MAINT	.36	10
RDS. GROUNDS	.07	10
SECURITY	.09	10
ADMINISTRATIVE	.53	10

U.S. PRIVATE SECTOR
CHARLOTTESVILLE
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	44,300 SQ.FT.				44,300 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	8.41	8.34		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.41	8.34			3				
MISCELLANEOUS									
TOTAL INCOME	8.41	8.34			3				
EXPENSE									
CLEANING	.64	.64			3	.64	.64		
REPAIR-MAINT	1.88	1.93			3	1.86	1.93		
UTILITIES	1.92	1.88			3	1.92	1.88		
RDS. GNDS SEC	.08	.08			3	.08	.08		
ADMINISTRATIVE	.77	.77			3	.77	.77		
TOTAL OPER EXP	5.29	5.29			3	5.29	5.29		
FIXED EXPENSES	.67	.66			3	.67	.66		
TOTAL OPER+FIXED	5.96	5.96			3	5.96	5.96		
LEASING EXP	.03	.03			3				
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	1180	3	AVG OFFICE OCCUPANCY	90.6	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	206	3	AVG RATE YR-END RENT	10.39	3
			RENTABLE GROSS SQFT	.80	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	3
PAYROLL		
CONTRACT	.57	3
SUP MAT MISC	.06	3
TRASH REMOVAL	.02	3
REPR. MAINT TOTAL	1.93	3
PAYROLL		
ELEVATOR	.13	1
HVAC	.32	3
ELECTRICAL	.22	3
STRUCT ROOF	.06	3
PLUMBING	.02	3
FIRE. LIFE SFTY		
OTHER MAINT SUP	1.25	3
UTILITIES TOTAL	1.88	3
ELECTRIC	1.71	3
GAS	.15	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.09	3
RDS. GNDS. SEC TOT	.08	3
RDS. GNDS TOTAL	.08	3
RDS. GNDS PAYRL		
RDS. GNDS CONTR	.08	3
RDS. GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.77	3
PAYROLL	.24	3
MGMT FEES	.29	3
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.24	3
FIXED EXP TOTAL	.66	3
REAL ESTATE TAX	.58	3
BUILDING INS	.08	3
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.03	3
ADV PROMOTION	.03	3
COMM/FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR. MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR. MAINT		
RDS. GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
CHICAGO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	61 BLDS 34,357,333 SQ.FT.					32,219,711 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					47	15.54	14.80	11.16	17.10
RETAIL AREA	18.20	18.51	9.33	28.05	38				
OTHER AREA	7.95	5.90	2.85	10.40	20				
TOTAL RENT	15.27	14.90	11.86	17.00	53				
MISCELLANEOUS	.86	.53	.14	1.28	40				
TOTAL INCOME	15.76	15.74	12.41	17.19	55				
EXPENSE									
CLEANING	1.41	1.39	1.25	1.69	61	1.50	1.49	1.33	1.72
REPAIR-MAINT	1.39	1.35	.74	1.86	61	1.48	1.37	.75	2.04
UTILITIES	1.72	1.69	1.21	2.08	61	1.79	1.72	1.27	2.08
RDS GNDS SEC	.30	.24	.15	.33	57	.30	.24	.15	.33
ADMINISTRATIVE	.77	.66	.52	.89	60	.77	.66	.52	.89
TOTAL OPER EXP	5.59	5.78	4.48	6.68	61	5.91	6.08	4.68	7.16
FIXED EXPENSES	3.96	3.20	2.13	4.56	61	3.96	3.20	2.13	4.56
TOTAL OPER+FIXED	9.55	8.94	7.37	10.43	61	9.87	9.13	7.59	10.94
LEASING EXP	1.21	.38	.11	1.36	56				
TOTAL PAYROLL	1.53	1.36	.59	2.30	51				
TOTAL CONTRACT	1.60	1.53	.74	2.28	51				

AVG SQFT OFC TEN	9474	57	AVG OFFICE OCCUPANCY	93.1	60
AVG SQFT RET TEN	3439	49	AVG RETAIL OCCUPANCY	91.8	52
AVG SQFT OFC WORK	234	55	AVG RATE YR-END RENT	19.89	59
			RENTABLE GROSS SQFT	.82	20

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.43	49
PAYROLL	1.12	27
CONTRACT	1.09	46
SUP MAT MISC	.07	45
TRASH REMOVAL	.03	44
REPR MAINT TOTAL	1.42	47
PAYROLL	.61	45
ELEVATOR	.22	47
HVAC	.10	47
ELECTRICAL	.04	47
STRUCT ROOF	.03	22
PLUMBING	.01	39
FIRE LIFE SFTY	.01	23
OTHER MAINT SUP	.22	45
UTILITIES TOTAL	1.63	49
ELECTRIC	1.24	49
GAS	.30	38
FUEL OIL	.02	4
PURCH STEAM	.60	1
PURCH CH WTR	.42	1
COAL		
WATER SEWER	.05	49
RDS GNDS SEC TOT	.23	47
RDS GNDS TOTAL	.02	19
RDS GNDS PAYRL		
RDS GNDS CONTR	.01	15
RDS GNDS OTHER	.06	9
SECURITY TOTAL	.21	47
SEC PAYROLL	.16	29
SEC CONTRACTS	.15	35
SEC OTHER	.01	13

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.66	49
PAYROLL	.20	36
MGMT FEES	.39	37
LEGAL FEES	.05	41
AUDIT FEES	.02	23
GEN OFC EXP	.04	43
OTHER ADM EXP	.02	36
FIXED EXP TOTAL	3.50	49
REAL ESTATE TAX	3.43	48
BUILDING INS	.11	43
PERS PROP TAX	.44	1
OTHER TAXES	.01	13
LEASING EXPENSES	.39	45
ADV PROMOTION	.01	23
COMM FEES	.19	36
TENANT ALTS	.58	33
BUY-OUTS	.33	4
TOTAL PAYROLL	1.42	42
CLEANING	1.18	22
REPAIR MAINT	.72	42
RDS GROUNDS		
SECURITY	.16	26
ADMINISTRATIVE	.24	32
TOTAL CONTRACTS	1.86	41
CLEANING	.96	39
REPAIR MAINT	.27	35
RDS GROUNDS	.01	13
SECURITY	.17	28
ADMINISTRATIVE	.40	37

U.S. PRIVATE SECTOR
CHICAGO
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS 2,638,302 SQ.FT.					2,423,176 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					12	13.22	11.82	10.48	15.98
RETAIL AREA	28.59	26.27	17.55	39.38	10				
OTHER AREA	4.77	4.05	2.43	5.49	6				
TOTAL RENT	13.96	13.98	11.75	16.48	14				
MISCELLANEOUS	.71	.32	.07	1.50	13				
TOTAL INCOME	14.63	14.59	12.07	17.09	14				
EXPENSE									
CLEANING	1.52	1.36	1.28	2.15	14	1.65	1.51	1.37	2.17
REPAIR-MAINT	1.38	1.39	.93	1.83	14	1.50	1.48	.97	2.10
UTILITIES	1.92	1.88	1.59	2.29	14	2.03	1.89	1.63	2.39
RDS GNDS SEC	.35	.28	.20	.40	13	.35	.28	.20	.40
ADMINISTRATIVE	.86	.86	.64	1.05	13	.86	.86	.64	1.05
TOTAL OPER EXP	5.98	6.10	5.20	7.02	14	6.43	6.67	5.47	7.47
FIXED EXPENSES	2.73	2.46	1.68	3.42	14	2.73	2.46	1.68	3.42
TOTAL OPER+FIXED	8.71	8.72	6.71	10.56	14	9.16	9.20	7.39	10.62
LEASING EXP	.70	.69	.19	1.41	13				
TOTAL PAYROLL	1.44	1.40	.82	1.84	12				
TOTAL CONTRACT	2.04	2.29	1.07	2.75	12				

AVG SQFT OFC TEN	3633	14	AVG OFFICE OCCUPANCY	93.4	14
AVG SQFT RET TEN	1946	11	AVG RETAIL OCCUPANCY	99.0	11
AVG SQFT OFC WORK	204	14	AVG RATE YR END RENT	16.75	14
			RENTABLE GROSS SQFT	.83	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.37	8
PAYROLL	.53	4
CONTRACT	1.27	8
SUP MAT MISC	.06	7
TRASH REMOVAL	.03	8
REPR MAINT TOTAL	1.57	8
PAYROLL	.83	8
ELEVATOR	.19	8
HVAC	.18	8
ELECTRICAL	.07	8
STRUCT ROOF	.06	5
PLUMBING	.03	7
FIRE LIFE SFTY	.00	4
OTHER MAINT SUP	.21	8
UTILITIES TOTAL	1.84	8
ELECTRIC	1.42	8
GAS	.45	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.09	8
RDS GNDS SEC TOT	.26	8
RDS GNDS TOTAL	.02	2
RDS GNDS PAYRL		
RDS GNDS CONTR	.01	1
RDS GNDS OTHER	.02	1
SECURITY TOTAL	.26	8
SEC PAYROLL	.15	3
SEC CONTRACTS	.26	6
SEC OTHER	.00	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.80	8
PAYROLL	.31	5
MGMT FEES	.43	8
LEGAL FEES	.02	7
AUDIT FEES	.07	5
GEN OFC EXP	.07	7
OTHER ADM EXP	.02	7
FIXED EXP TOTAL	2.12	8
REAL ESTATE TAX	1.91	8
BUILDING INS	.14	8
PERS PROP TAX		
OTHER TAXES	.08	1
LEASING EXPENSES	.94	7
ADV PROMOTION	.01	3
COMM FEES	.31	6
TENANT ALTS	.94	5
BUY-OUTS		
TOTAL PAYROLL	1.50	8
CLEANING	.53	4
REPAIR MAINT	.83	8
RDS GROUNDS		
SECURITY	.15	3
ADMINISTRATIVE	.31	5
TOTAL CONTRACTS	2.37	8
CLEANING	1.31	8
REPAIR MAINT	.20	8
RDS GROUNDS	.01	1
SECURITY	.26	5
ADMINISTRATIVE	.68	7

U.S. PRIVATE SECTOR
CHICAGO
DOWNTOWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS 8,328,412 SQ.FT.					7,973,702 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					15	13.08	13.53	9.04	16.52
RETAIL AREA	14.59	11.92	8.55	17.87	12				
OTHER AREA	6.29	6.64			3				
TOTAL RENT	13.44	14.20	11.00	15.93	16				
MISCELLANEOUS	1.10	.82	.48	1.72	13				
TOTAL INCOME	14.37	15.42	12.50	16.81	16				
EXPENSE									
CLEANING	1.40	1.41	1.24	1.81	18	1.46	1.51	1.32	1.81
REPAIR-MAINT	1.31	1.18	.68	2.02	18	1.37	1.21	.70	2.08
UTILITIES	1.89	1.70	1.34	2.27	18	1.93	1.76	1.34	2.31
RDS GNDS SEC	.22	.22	.16	.30	17	.22	.22	.16	.30
ADMINISTRATIVE	.64	.60	.45	.73	18	.64	.60	.45	.73
TOTAL OPER EXP	5.45	5.27	4.48	6.85	18	5.64	5.51	4.88	6.94
FIXED EXPENSES	2.98	2.69	1.96	4.62	18	2.98	2.69	1.96	4.62
TOTAL OPER+FIXED	8.42	8.06	6.78	10.43	18	8.61	8.41	6.96	11.04
LEASING EXP	.96	.45	.18	1.81	18				
TOTAL PAYROLL	1.59	1.04	.58	2.75	17				
TOTAL CONTRACT	1.43	1.38	.69	2.17	17				

AVG SQFT OFC TEN	7979	17	AVG OFFICE OCCUPANCY	91.7	17
AVG SQFT RET TEN	3175	15	AVG RETAIL OCCUPANCY	95.2	15
AVG SQFT OFC WORK	250	17	AVG RATE YR-END RENT	18.18	17
			RENTABLE GROSS SQFT	.85	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.54	14	ADMIN TOTAL	.80	14
PAYROLL	1.26	10	PAYROLL	.29	9
CONTRACT	.90	12	MGMT FEES	.36	9
SUP MAT MISC	.06	12	LEGAL FEES	.05	10
TRASH REMOVAL	.04	12	AUDIT FEES	.03	2
			GEN OFC EXP	.04	14
REPR MAINT TOTAL	1.41	14	OTHER ADM EXP	.02	9
PAYROLL	.64	13			
ELEVATOR	.24	14	FIXED EXP TOTAL	2.98	14
HVAC	.07	14	REAL ESTATE TAX	3.20	13
ELECTRICAL	.02	14	BUILDING INS	.11	10
STRUCT ROOF	.50	1	PERS PROP TAX	.44	1
PLUMBING	.01	10	OTHER TAXES	.01	5
FIRE LIFE SFTY	.01	5			
OTHER MAINT SUP	.21	13	LEASING EXPENSES	.45	12
			ADV PROMOTION	.01	8
UTILITIES TOTAL	1.75	14	COMM FEES	.11	9
ELECTRIC	1.41	14	TENANT ALTS	.45	10
GAS	.28	11	BUY-OUTS	.09	1
FUEL OIL	.03	1			
PURCH STEAM			TOTAL PAYROLL	2.20	13
PURCH CH WTR	.42	1	CLEANING	1.40	8
COAL			REPAIR MAINT	.64	13
WATER SEWER	.05	14	RDS GROUNDS		
			SECURITY	.15	11
RDS GNDS SEC TOT	.24	14	ADMINISTRATIVE	.29	6
RDS GNDS TOTAL	.02	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.48	13
RDS GNDS CONTR	.02	3	CLEANING	.91	11
RDS GNDS OTHER	.21	1	REPAIR MAINT	.29	12
SECURITY TOTAL	.21	14	RDS GROUNDS	.02	3
SEC PAYROLL	.15	12	SECURITY	.19	10
SEC CONTRACTS	.16	10	ADMINISTRATIVE	.37	10
SEC OTHER					

U.S. PRIVATE SECTOR
CHICAGO
DOWNTOWN MORE THAN 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS 21,170,778 SQ.FT.					19,777,988 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					15	16.95	16.99	13.30	18.35
RETAIL AREA	15.93	15.89	4.52	31.50	14				
OTHER AREA	9.08	7.50	6.27	60.72	9				
TOTAL RENT	16.68	16.84	14.04	17.98	16				
MISCELLANEOUS	.46	.30	.20	.60	12				
TOTAL INCOME	17.02	17.00	14.19	18.87	16				
EXPENSE									
CLEANING	1.33	1.37	1.12	1.47	20	1.42	1.42	1.21	1.54
REPAIR-MAINT	1.37	1.14	.74	1.64	20	1.46	1.21	.75	1.71
UTILITIES	1.59	1.43	1.10	2.08	20	1.67	1.48	1.13	2.08
RDS GNDS SEC	.29	.22	.15	.31	20	.29	.22	.15	.31
ADMINISTRATIVE	.67	.69	.54	1.03	20	.67	.69	.54	1.03
TOTAL OPER EXP	5.44	5.28	4.09	6.27	20	5.78	5.89	4.24	6.93
FIXED EXPENSES	4.53	3.99	3.46	5.18	20	4.53	3.99	3.46	5.18
TOTAL OPER+FIXED	9.97	9.44	7.97	10.55	20	10.31	9.77	8.10	11.27
LEASING EXP	1.49	.29	.04	2.09	18				
TOTAL PAYROLL	1.35	1.03	.44	1.94	15				
TOTAL CONTRACT	1.59	1.52	.74	1.98	15				

AVG SQFT OFC TEN	15777	19	AVG OFFICE OCCUPANCY	93.0	20
AVG SQFT RET TEN	4310	17	AVG RETAIL OCCUPANCY	89.3	18
AVG SQFT OFC WORK	223	17	AVG RATE YR-END RENT	23.59	19
			RENTABLE GROSS SQFT	.82	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.37	18	ADMIN TOTAL	.74	18
PAYROLL	1.05	7	PAYROLL	.17	18
CONTRACT	1.24	17	MGMT FEES	.37	15
SUP MAT MISC	.05	17	LEGAL FEES	.05	17
TRASH REMOVAL	.03	17	AUDIT FEES	.01	13
			GEN OFC EXP	.03	17
REPR MAINT TOTAL	1.14	18	OTHER ADM EXP	.02	18
PAYROLL	.37	17			
ELEVATOR	.22	18	FIXED EXP TOTAL	3.99	18
HVAC	.11	18	REAL ESTATE TAX	3.90	18
ELECTRICAL	.04	18	BUILDING INS	.10	18
STRUCT ROOF	.02	13	PERS PROP TAX		
PLUMBING	.02	18	OTHER TAXES	.01	3
FIRE LIFE SFTY	.00	13			
OTHER MAINT SUP	.15	17	LEASING EXPENSES	.37	17
			ADV PROMOTION	.01	11
UTILITIES TOTAL	1.43	18	COMM FEES	.21	14
ELECTRIC	1.04	18	TENANT ALTS	.60	12
GAS	.21	10	BUY-OUTS	.57	3
FUEL OIL	.02	1			
PURCH STEAM	.60	1	TOTAL PAYROLL	.79	14
PURCH CH WTR			CLEANING	1.07	6
COAL			REPAIR MAINT	.36	14
WATER SEWER	.04	18	RDS GROUNDS		
			SECURITY	.22	6
RDS GNDS SEC TOT	.22	18	ADMINISTRATIVE	.14	14
RDS GNDS TOTAL	.03	10			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.52	13
RDS GNDS CONTR	.01	9	CLEANING	.82	13
RDS GNDS OTHER	.06	4	REPAIR MAINT	.25	8
SECURITY TOTAL	.17	18	RDS GROUNDS	.01	7
SEC PAYROLL	.26	8	SECURITY	.14	10
SEC CONTRACTS	.14	14	ADMINISTRATIVE	.40	13
SEC OTHER	.01	7			

U.S. PRIVATE SECTOR
SUB. CHICAGO
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	66 BLDS 7,136,662 SQ.FT.					7,009,447 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					61	11.86	11.38	8.36	14.15
RETAIL AREA	10.59	10.07	9.24	11.97	8				
OTHER AREA	3.50	3.50			1				
TOTAL RENT	12.19	11.49	8.32	14.41	63				
MISCELLANEOUS	.45	.11	.03	.31	49				
TOTAL INCOME	12.56	11.77	8.52	14.51	63				
EXPENSE									
CLEANING	.79	.67	.55	.79	66	.80	.67	.56	.81
REPAIR-MAINT	.80	.66	.48	.91	66	.81	.66	.48	.91
UTILITIES	1.48	1.43	1.13	1.77	66	1.50	1.43	1.13	1.75
RDS GNDS SEC	.34	.24	.15	.40	66	.34	.24	.15	.40
ADMINISTRATIVE	.74	.66	.51	.81	66	.74	.66	.51	.81
TOTAL OPER EXP	4.15	3.63	3.03	4.79	66	4.21	3.63	3.03	4.79
FIXED EXPENSES	3.09	2.29	1.43	3.32	66	3.09	2.29	1.43	3.32
TOTAL OPER+FIXED	7.24	6.09	4.69	7.83	66	7.29	6.15	4.81	7.87
LEASING EXP	1.75	.39	.16	1.81	58				
TOTAL PAYROLL	.59	.26	.17	.46	56				
TOTAL CONTRACT	1.52	1.35	1.01	1.81	64				

AVG SQFT OFC TEN	4586	62	AVG OFFICE OCCUPANCY	86.0	65
AVG SQFT RET TEN	4323	9	AVG RETAIL OCCUPANCY	100.0	9
AVG SQFT OFC WORK	217	46	AVG RATE YR-END RENT	16.05	56
			RENTABLE GROSS SQFT	.89	35

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.66	41	ADMIN TOTAL	.64	41
PAYROLL	.09	14	PAYROLL	.18	17
CONTRACT	.53	34	MGMT FEES	.49	37
SUP MAT MISC	.07	31	LEGAL FEES	.04	29
TRASH REMOVAL	.05	38	AUDIT FEES	.04	27
			GEN OFC EXP	.05	27
REPR MAINT TOTAL	.66	41	OTHER ADM EXP	.03	23
PAYROLL	.21	29			
ELEVATOR	.07	32	FIXED EXP TOTAL	1.73	41
HVAC	.14	38	REAL ESTATE TAX	1.62	41
ELECTRICAL	.06	26	BUILDING INS	.10	41
STRUCT ROOF	.02	22	PERS PROP TAX		
PLUMBING	.01	28	OTHER TAXES		
FIRE LIFE SFTY	.02	19			
OTHER MAINT SUP	.21	40	LEASING EXPENSES	1.12	37
			ADV PROMOTION	.05	33
UTILITIES TOTAL	1.43	41	COMM FEES	.38	29
ELECTRIC	1.41	41	TENANT ALTS	1.77	28
GAS	.15	20	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.25	29
PURCH CH WTR			CLEANING	.08	12
COAL			REPAIR MAINT	.21	26
WATER SEWER	.04	41	RDS GROUNDS	.01	3
			SECURITY	.07	1
RDS GNDS SEC TOT	.26	41	ADMINISTRATIVE	.16	15
RDS GNDS TOTAL	.13	38			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.61	38
RDS GNDS CONTR	.11	37	CLEANING	.54	32
RDS GNDS OTHER	.03	17	REPAIR MAINT	.29	35
SECURITY TOTAL	.08	30	RDS GROUNDS	.12	36
SEC PAYROLL	.07	6	SECURITY	.06	27
SEC CONTRACTS	.08	24	ADMINISTRATIVE	.58	35
SEC OTHER	.03	11			

U.S. PRIVATE SECTOR
SUB. CHICAGO
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 270,610 SQ.FT.					270,610 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	8.97	8.70	6.64	12.79
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.97	8.70	6.64	12.79	8				
MISCELLANEOUS	.16	.01	.00	.26	4				
TOTAL INCOME	9.04	8.70	6.64	13.04	8				
EXPENSE									
CLEANING	.60	.63	.46	.88	8	.60	.63	.46	.88
REPAIR MAINT	.48	.53	.33	.60	8	.48	.53	.33	.60
UTILITIES	1.35	1.32	1.16	1.78	8	1.35	1.32	1.16	1.78
RDS GNDS SEC	.16	.17	.10	.20	8	.16	.17	.10	.20
ADMINISTRATIVE	.48	.51	.39	.66	8	.48	.51	.39	.66
TOTAL OPER EXP	3.08	2.98	2.72	4.22	8	3.08	2.98	2.72	4.22
FIXED EXPENSES	1.59	1.42	1.00	2.35	8	1.59	1.42	1.00	2.35
TOTAL OPER+FIXED	4.67	4.38	3.43	6.35	8	4.67	4.38	3.43	6.35
LEASING EXP	.48	.30	.02	.95	7				
TOTAL PAYROLL	.08	.07	.05	.10	4				
TOTAL CONTRACT	1.25	1.24	.91	1.80	7				

AVG SQFT OFC TEN	2414	7	AVG OFFICE OCCUPANCY	80.4	7
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	244	6	AVG RATE YR-END RENT	14.01	7
			RENTABLE GROSS SQFT	.79	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.63	6	ADMIN TOTAL	.51	6
PAYROLL	.08	1	PAYROLL		
CONTRACT	.48	6	MGMT FEES	.47	6
SUP MAT MISC	.06	3	LEGAL FEES	.05	4
TRASH REMOVAL	.05	6	AUDIT FEES	.06	3
			GEN OFC EXP	.06	1
REPR MAINT TOTAL	.41	6	OTHER ADM EXP	.04	2
PAYROLL	.08	2			
ELEVATOR	.06	4	FIXED EXP TOTAL	1.42	6
HVAC	.15	4	REAL ESTATE TAX	1.34	6
ELECTRICAL	.05	1	BUILDING INS	.10	6
STRUCT ROOF	.02	3	PERS PROP TAX		
PLUMBING	.02	2	OTHER TAXES		
FIRE LIFE SFTY	.01	1			
OTHER MAINT SUP	.18	5	LEASING EXPENSES	.23	6
			ADV PROMOTION	.01	3
UTILITIES TOTAL	1.32	6	COMM FEES	.24	4
ELECTRIC	1.29	6	TENANT ALTS	.63	3
GAS	.15	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.08	3
PURCH CH WTR			CLEANING	.07	2
COAL			REPAIR MAINT	.11	1
WATER SEWER	.04	6	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.15	6	ADMINISTRATIVE		
RDS GNDS TOTAL	.10	6			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.41	6
RDS GNDS CONTR	.11	5	CLEANING	.48	6
RDS GNDS OTHER	.06	2	REPAIR MAINT	.25	6
SECURITY TOTAL	.05	4	RDS GROUNDS	.11	5
SEC PAYROLL			SECURITY	.05	4
SEC CONTRACTS	.05	4	ADMINISTRATIVE	.51	6
SEC OTHER	.03	1			

U.S. PRIVATE SECTOR
SUB. CHICAGO
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	324,118 SQ.FT.				306,052 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	11.00	7.98	6.29	16.89
RETAIL AREA	9.68	9.68			1				
OTHER AREA									
TOTAL RENT	10.92	7.96	6.60	16.89	5				
MISCELLANEOUS	.32	.15	.10	.64	5				
TOTAL INCOME	11.24	8.50	6.74	17.30	5				
EXPENSE									
CLEANING	.68	.70	.53	.81	5	.68	.70	.53	.81
REPAIR-MAINT	.90	.66	.44	1.49	5	.90	.66	.44	1.49
UTILITIES	1.48	1.41	.72	2.18	5	1.48	1.41	.72	2.18
RDS GNDS SEC	.26	.22	.15	.41	5	.26	.22	.15	.41
ADMINISTRATIVE	.81	.73	.66	1.02	5	.81	.73	.66	1.02
TOTAL OPER EXP	4.14	4.43	2.71	5.34	5	4.20	4.43	2.71	5.48
FIXED EXPENSES	2.39	1.73	.82	4.36	5	2.39	1.73	.82	4.36
TOTAL OPER+FIXED	6.53	6.17	3.54	9.69	5	6.59	6.17	3.54	9.83
LEASING EXP	.24	.28	.07	.41	5				
TOTAL PAYROLL	.33	.27	.13	.54	5				
TOTAL CONTRACT	1.60	1.43	1.25	2.04	5				

AVG SQFT OFC TEN	2950	5	AVG OFFICE OCCUPANCY	81.9	5
AVG SQFT RET TEN	18064	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	263	3	AVG RATE YR-END RENT	13.90	5
			RENTABLE GROSS SQFT	.91	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	3	ADMIN TOTAL	.73	3
PAYROLL			PAYROLL	.05	1
CONTRACT	.61	3	MGMT FEES	.50	3
SUP MAT MISC	.09	3	LEGAL FEES	.09	2
TRASH REMOVAL	.04	3	AUDIT FEES	.04	1
			GEN OFC EXP	.05	3
REPR MAINT TOTAL	.66	3	OTHER ADM EXP	.05	2
PAYROLL	.20	3			
ELEVATOR	.06	2	FIXED EXP TOTAL	1.73	3
HVAC	.18	3	REAL ESTATE TAX	1.55	3
ELECTRICAL	.04	2	BUILDING INS	.15	3
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.00	1	OTHER TAXES		
FIRE LIFE SFTY	.04	2			
OTHER MAINT SUP	.23	3	LEASING EXPENSES	.10	3
			ADV PROMOTION	.01	3
UTILITIES TOTAL	1.17	3	COMM FEES	.05	3
ELECTRIC	.91	3	TENANT ALTS	.01	1
GAS	.21	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.25	3
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.20	3
WATER SEWER	.03	3	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.26	3	ADMINISTRATIVE	.05	1
RDS GNDS TOTAL	.26	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.50	3
RDS GNDS CONTR	.26	3	CLEANING	.61	3
RDS GNDS OTHER	.00	2	REPAIR MAINT	.21	3
SECURITY TOTAL	.03	1	RDS GROUNDS	.26	3
SEC PAYROLL			SECURITY	.30	1
SEC CONTRACTS	.03	1	ADMINISTRATIVE	.66	3
SEC OTHER					

U.S. PRIVATE SECTOR
SUB. CHICAGO
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	2,692,046 SQ.FT.				2,680,452 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					18	11.44	10.72	8.88	14.47
RETAIL AREA	8.80	8.80			1				
OTHER AREA	3.50	3.50			1				
TOTAL RENT	11.44	10.72	8.61	14.78	18				
MISCELLANEOUS	.10	.05	.03	.20	14				
TOTAL INCOME	11.53	10.78	8.78	14.79	18				
EXPENSE									
CLEANING	.67	.64	.55	.76	18	.67	.64	.55	.76
REPAIR-MAINT	.62	.63	.49	.69	18	.63	.64	.49	.69
UTILITIES	1.29	1.41	.99	1.60	18	1.29	1.41	.99	1.60
RDS GNDS SEC	.27	.24	.14	.33	18	.27	.24	.14	.33
ADMINISTRATIVE	.73	.66	.50	1.01	18	.73	.66	.50	1.01
TOTAL OPER EXP	3.59	3.58	3.28	3.93	18	3.60	3.61	3.33	3.95
FIXED EXPENSES	2.56	2.30	1.48	3.44	18	2.56	2.30	1.48	3.44
TOTAL OPER+FIXED	6.15	5.93	4.89	7.57	18	6.17	5.93	4.89	7.59
LEASING EXP	2.23	.50	.24	3.40	15				
TOTAL PAYROLL	.35	.25	.20	.49	18				
TOTAL CONTRACT	1.39	1.30	1.08	1.57	17				

AVG SQFT OFC TEN	3823	18	AVG OFFICE OCCUPANCY	82.2	18
AVG SQFT RET TEN	5000	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	210	11	AVG RATE YR-END RENT	16.41	18
			RENTABLE GROSS SQFT	.91	14

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.82	9	ADMIN TOTAL	.50	9
PAYROLL	.14	2	PAYROLL	.05	3
CONTRACT	.52	8	MGMT FEES	.44	8
SUP MAT MISC	.05	8	LEGAL FEES	.04	8
TRASH REMOVAL	.04	8	AUDIT FEES	.02	3
			GEN OFC EXP	.04	7
REPR MAINT TOTAL	.81	9	OTHER ADM EXP	.08	3
PAYROLL	.20	7			
ELEVATOR	.05	9	FIXED EXP TOTAL	1.50	9
HVAC	.13	8	REAL ESTATE TAX	1.44	9
ELECTRICAL	.05	6	BUILDING INS	.07	9
STRUCT ROOF	.00	5	PERS PROP TAX		
PLUMBING	.00	6	OTHER TAXES		
FIRE LIFE SFTY	.02	2			
OTHER MAINT SUP	.19	9	LEASING EXPENSES	3.33	8
			ADV PROMOTION	.08	7
UTILITIES TOTAL	1.41	9	COMM FEES	.52	8
ELECTRIC	1.36	9	TENANT ALTS	2.46	7
GAS	.12	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.22	8
PURCH CH WTR			CLEANING	.09	1
COAL			REPAIR MAINT	.20	7
WATER SEWER	.04	9	RDS GROUNDS		
			SECURITY	.07	1
RDS GNDS SEC TOT	.25	9	ADMINISTRATIVE	.05	3
RDS GNDS TOTAL	.13	9			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.57	8
RDS GNDS CONTR	.13	9	CLEANING	.53	8
RDS GNDS OTHER	.02	2	REPAIR MAINT	.31	8
SECURITY TOTAL	.06	8	RDS GROUNDS	.16	8
SEC PAYROLL	.07	1	SECURITY	.05	7
SEC CONTRACTS	.05	7	ADMINISTRATIVE	.49	8
SEC OTHER					

U.S. PRIVATE SECTOR
CINCINNATI
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS 5,181,111 SQ.FT.					4,882,831 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					15	10.69	8.94	8.29	11.75
RETAIL AREA	12.35	12.30	11.84	13.50	10				
OTHER AREA	2.33	1.92			2				
TOTAL RENT	10.67	9.60	5.02	11.35	17				
MISCELLANEOUS	.52	.25	.08	.58	10				
TOTAL INCOME	11.09	9.75	5.07	11.85	17				
EXPENSE									
CLEANING	.79	.68	.56	1.01	19	.84	.69	.61	1.15
REPAIR-MAINT	.92	.60	.34	1.04	19	.97	.71	.35	1.06
UTILITIES	1.41	1.25	.95	1.71	19	1.47	1.37	1.00	1.71
RDS GNDS SEC	.26	.28	.14	.45	17	.26	.28	.14	.45
ADMINISTRATIVE	.59	.47	.41	.80	18	.59	.47	.41	.80
TOTAL OPER EXP	3.96	3.21	3.00	4.63	19	4.16	3.56	3.03	4.69
FIXED EXPENSES	.82	.59	.40	1.01	19	.82	.59	.40	1.01
TOTAL OPER+FIXED	4.77	4.08	3.50	5.03	19	4.98	4.57	3.91	5.09
LEASING EXP	.28	.23	.08	.51	12				
TOTAL PAYROLL	.95	.58	.29	1.21	16				
TOTAL CONTRACT	1.07	1.16	.76	1.26	15				

AVG SQFT OFC TEN	14118	18	AVG OFFICE OCCUPANCY	93.3	19
AVG SQFT RET TEN	3402	13	AVG RETAIL OCCUPANCY	95.9	14
AVG SQFT OFC WORK	258	18	AVG RATE YR-END RENT	13.46	17
			RENTABLE GROSS SQFT	.86	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.79	11	ADMIN TOTAL	.48	11
PAYROLL	.77	8	PAYROLL	.16	9
CONTRACT	.45	11	MGMT FEES	.20	7
SUP MAT MISC	.06	10	LEGAL FEES	.04	6
TRASH REMOVAL	.03	10	AUDIT FEES	.02	6
			GEN OFC EXP	.08	7
REPR MAINT TOTAL	.66	11	OTHER ADM EXP	.05	6
PAYROLL	.34	9			
ELEVATOR	.15	11	FIXED EXP TOTAL	.67	11
HVAC	.07	10	REAL ESTATE TAX	.58	11
ELECTRICAL	.01	10	BUILDING INS	.09	11
STRUCT ROOF	.01	3	PERS PROP TAX	.00	3
PLUMBING	.02	9	OTHER TAXES		
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.11	11	LEASING EXPENSES	.39	7
			ADV PROMOTION	.01	6
UTILITIES TOTAL	1.16	11	COMM FEES	.15	4
ELECTRIC	.93	11	TENANT ALTS	.33	4
GAS	.29	9	BUY-OUTS	.07	2
FUEL OIL					
PURCH STEAM	.18	1	TOTAL PAYROLL	.63	8
PURCH CH WTR	.05	1	CLEANING	.82	5
COAL			REPAIR MAINT	.31	6
WATER SEWER	.05	11	RDS GROUNDS		
			SECURITY	.02	[illegible]
RDS GNDS SEC TOT	.37	10	ADMINISTRATIVE	.18	7
RDS GNDS TOTAL	.04	5			
RDS GNDS PAYRL			TOTAL CONTRACTS	.98	8
RDS GNDS CONTR	.03	5	CLEANING	.29	8
RDS GNDS OTHER	.00	3	REPAIR MAINT	.19	8
SECURITY TOTAL	.26	10	RDS GROUNDS	.03	5
SEC PAYROLL	.04	6	SECURITY	.19	8
SEC CONTRACTS	.20	9	ADMINISTRATIVE	.16	6
SEC OTHER	.01	7			

U.S. PRIVATE SECTOR
CINCINNATI
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 258,826 SQ.FT.					212,976 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	8.43	8.29		
RETAIL AREA	16.61	15.57			2				
OTHER AREA	3.25	3.25			1				
TOTAL RENT	8.94	7.37			3				
MISCELLANEOUS	.08	.08			2				
TOTAL INCOME	7.00	7.44			3				
EXPENSE									
CLEANING	.79	.73			3	.92	1.01		
REPAIR-MAINT	.41	.33			3	.48	.35		
UTILITIES	.78	.81			3	.91	.81		
RDS GNDS SEC	.48	.47			2	.48	.47		
ADMINISTRATIVE	.39	.38			3	.39	.38		
TOTAL OPER EXP	2.69	3.14			3	3.16	3.33		
FIXED EXPENSES	.30	.22			3	.30	.22		
TOTAL OPER+FIXED	2.98	3.50			3	3.46	3.62		
LEASING EXP	.21	.20			2				
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	4997	2	AVG OFFICE OCCUPANCY	76.6	3
AVG SQFT RET TEN	2500	1	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	211	3	AVG RATE YR-END RENT	11.67	3
			RENTABLE GROSS SQFT	.87	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.73	3	ADMIN TOTAL	.38	3
PAYROLL	.39	1	PAYROLL	.16	2
CONTRACT	.55	3	MGMT FEES	.20	3
SUP MAT MISC	.06	3	LEGAL FEES	.02	2
TRASH REMOVAL	.05	3	AUDIT FEES	.01	1
			GEN OFC EXP	.00	1
REPR MAINT TOTAL	.33	3	OTHER ADM EXP	.07	2
PAYROLL	.36	1			
ELEVATOR	.10	3	FIXED EXP TOTAL	.22	3
HVAC	.09	2	REAL ESTATE TAX	.18	3
ELECTRICAL	.01	2	BUILDING INS	.04	3
STRUCT ROOF	.01	1	PERS PROP TAX		
PLUMBING	.03	3	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.07	3	LEASING EXPENSES	.20	2
			ADV PROMOTION	.04	1
UTILITIES TOTAL	.81	3	COMM/FEES	.18	2
ELECTRIC	.28	3	TENANT ALTS		
GAS	.28	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.18	1	TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER	.07	3	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.47	2	ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL	.47	2	RDS GROUNDS		
SEC PAYROLL	.49	1	SECURITY		
SEC CONTRACTS	.41	1	ADMINISTRATIVE		
SEC OTHER	.04	1			

U.S. PRIVATE SECTOR
CINCINNATI
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 2,018,360 SQ.FT.					1,903,641 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	9.54	11.28	5.90	11.86
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.00	10.64	5.65	10.97	4				
MISCELLANEOUS	.82	.58	.52	1.03	4				
TOTAL INCOME	9.83	11.55	6.42	11.74	4				
EXPENSE									
CLEANING	.76	.86	.44	.95	4	.81	.86	.44	1.06
REPAIR-MAINT	1.04	.79	.58	1.37	4	1.10	.81	.58	1.54
UTILITIES	1.58	1.26	1.02	2.05	4	1.63	1.26	1.04	2.13
RDS GNDS SEC	.18	.13	.05	.29	4	.18	.13	.05	.29
ADMINISTRATIVE	.40	.45	.28	.48	4	.40	.45	.28	.48
TOTAL OPER EXP	3.97	3.42	2.69	4.82	4	4.16	3.52	2.69	5.26
FIXED EXPENSES	.80	.85	.47	1.00	4	.80	.85	.47	1.00
TOTAL OPER+FIXED	4.76	4.28	3.16	5.82	4	4.95	4.38	3.16	6.26
LEASING EXP	.42	.43			2				
TOTAL PAYROLL	1.14	1.02	.47	1.84	4				
TOTAL CONTRACT	.75	.76			3				

AVG SQFT OFC TEN	28163	4	AVG OFFICE OCCUPANCY	94.7	4
AVG SQFT RET TEN	2586	2	AVG RETAIL OCCUPANCY	91.8	2
AVG SQFT OFC WORK	258	4	AVG RATE YR-END RENT	13.75	4
			RENTABLE GROSS SQFT	.91	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.88	3	ADMIN TOTAL	.46	3
PAYROLL	.82	2	PAYROLL	.14	3
CONTRACT	.09	3	MGMT FEES	.14	1
SUP MAT MISC	.05	2	LEGAL FEES	.02	2
TRASH REMOVAL	.02	2	AUDIT FEES	.03	3
			GEN OFC EXP	.27	3
REPR MAINT TOTAL	.97	3	OTHER ADM EXP	.03	2
PAYROLL	.59	3			
ELEVATOR	.18	3	FIXED EXP TOTAL	.95	3
HVAC	.07	3	REAL ESTATE TAX	.88	3
ELECTRICAL	.02	3	BUILDING INS	.07	3
STRUCT ROOF	.00	1	PERS PROP TAX	.00	2
PLUMBING	.01	1	OTHER TAXES		
FIRE LIFE SFTY	.01	1			
OTHER MAINT SUP	.16	3	LEASING EXPENSES	.43	2
			ADV PROMOTION	.00	2
UTILITIES TOTAL	1.09	3	COMM FEES		
ELECTRIC	1.05	3	TENANT ALTS	.35	2
GAS	.50	1	BUY-OUTS	.07	2
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	1.49	3
PURCH CH WTR			CLEANING	.82	2
COAL			REPAIR MAINT	.59	3
WATER SEWER	.04	3	RDS GROUNDS		
			SECURITY	.00	2
RDS. GNDS. SEC TOT	.19	3	ADMINISTRATIVE	.14	3
RDS. GNDS TOTAL	.03	3			
RDS. GNDS PAYRL			TOTAL CONTRACTS	.76	3
RDS. GNDS CONTR	.03	3	CLEANING	.09	3
RDS. GNDS OTHER	.01	2	REPAIR MAINT	.18	3
SECURITY TOTAL	.16	3	RDS GROUNDS	.03	3
SEC PAYROLL	.00	2	SECURITY	.16	3
SEC CONTRACTS	.16	3	ADMINISTRATIVE	.03	3
SEC OTHER	.01	2			

U.S. PRIVATE SECTOR
CINCINNATI
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS 988,557 SQ.FT.					963,945 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					13	9.59	9.79	7.65	11.87
RETAIL AREA	4.05	4.05			3				
OTHER AREA									
TOTAL RENT	9.88	9.79	8.00	11.87	13				
MISCELLANEOUS	.83	.38	.01	.96	8				
TOTAL INCOME	10.53	10.74	8.03	11.87	13				
EXPENSE									
CLEANING	.64	.72	.52	.77	19	.64	.72	.52	.77
REPAIR-MAINT	.88	.83	.51	1.13	19	.88	.83	.51	1.13
UTILITIES	1.44	1.33	.64	2.01	19	1.45	1.33	.64	2.01
RDS GNDS SEC	.20	.20	.09	.32	18	.20	.20	.09	.32
ADMINISTRATIVE	.61	.62	.44	.92	19	.61	.62	.44	.92
TOTAL OPER EXP	3.74	3.43	3.22	4.53	19	3.75	3.43	3.22	4.53
FIXED EXPENSES	.79	.72	.65	.91	19	.79	.72	.65	.91
TOTAL OPER+FIXED	4.53	4.33	3.97	5.25	19	4.54	4.33	3.97	5.25
LEASING EXP	.83	.38	.18	1.25	19				
TOTAL PAYROLL	.40	.39	.22	.73	17				
TOTAL CONTRACT	1.39	1.36	1.09	1.72	17				

AVG SQFT OFC TEN	2324	15	AVG OFFICE OCCUPANCY	91.5	19
AVG SQFT RET TEN	522	3	AVG RETAIL OCCUPANCY	40.0	3
AVG SQFT OFC WORK	233	17	AVG RATE YR-END RENT	12.00	19
			RENTABLE GROSS SQFT	.87	17

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	15	ADMIN TOTAL	.51	15
PAYROLL	.03	6	PAYROLL	.29	5
CONTRACT	.63	15	MGMT FEES	.48	15
SUP MAT MISC	.06	15	LEGAL FEES	.02	15
TRASH REMOVAL	.03	14	AUDIT FEES	.02	7
			GEN OFC EXP	.08	9
REPR MAINT TOTAL	.80	15	OTHER ADM EXP	.00	6
PAYROLL	.22	15			
ELEVATOR	.11	15	FIXED EXP TOTAL	.82	15
HVAC	.12	15	REAL ESTATE TAX	.63	15
ELECTRICAL	.05	14	BUILDING INS	.12	15
STRUCT ROOF	.02	15	PERS PROP TAX	.02	6
PLUMBING	.01	14	OTHER TAXES	.00	7
FIRE LIFE SFTY	.00	14			
OTHER MAINT SUP	.16	14	LEASING EXPENSES	.55	15
			ADV PROMOTION	.06	15
UTILITIES TOTAL	1.33	15	COMM FEES	.27	15
ELECTRIC	1.25	15	TENANT ALTS	.66	8
GAS	.19	15	BUY-OUTS	.02	4
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.37	15
PURCH CH WTR			CLEANING	.03	6
COAL	.02	1	REPAIR MAINT	.22	15
WATER SEWER	.05	15	RDS GROUNDS	.08	10
			SECURITY		
RDS. GNDS SEC TOT	.20	14	ADMINISTRATIVE	.29	5
RDS GNDS TOTAL	.12	14			
RDS GNDS PAYRL	.06	10	TOTAL CONTRACTS	1.40	15
RDS. GNDS CONTR	.11	5	CLEANING	.63	15
RDS. GNDS OTHER	.05	8	REPAIR MAINT	.24	15
SECURITY TOTAL	.03	14	RDS GROUNDS	.12	6
SEC PAYROLL			SECURITY	.03	14
SEC CONTRACTS	.03	14	ADMINISTRATIVE	.51	15
SEC OTHER					

U.S. PRIVATE SECTOR
CLEVELAND
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS 6,383,058 SQ.FT.					5,448,023 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					17	9.30	9.25	7.68	11.02
RETAIL AREA	7.91	8.32	4.84	12.94	17				
OTHER AREA	2.95	3.60	.67	35.61	12				
TOTAL RENT	8.09	8.05	6.66	11.29	19				
MISCELLANEOUS	1.06	1.15	.71	2.05	18				
TOTAL INCOME	9.14	9.42	7.84	13.12	19				
EXPENSE									
CLEANING	.95	.98	.52	1.27	19	1.10	1.18	.81	1.49
REPAIR-MAINT	1.16	1.09	.81	1.47	19	1.35	1.31	.88	1.73
UTILITIES	1.61	1.75	1.42	2.23	19	1.77	1.99	1.43	2.48
RDS. GNDS. SEC	.23	.26	.11	.33	17	.23	.26	.11	.33
ADMINISTRATIVE	.60	.60	.42	1.10	19	.60	.60	.42	1.10
TOTAL OPER EXP	4.53	4.66	4.00	5.86	19	5.18	5.55	4.49	7.33
FIXED EXPENSES	1.03	1.15	.68	1.33	19	1.03	1.15	.68	1.33
TOTAL OPER+FIXED	5.56	6.03	4.94	7.10	19	6.21	6.52	5.84	8.21
LEASING EXP	.35	.27	.14	.41	16				
TOTAL PAYROLL	1.40	1.72	.62	2.26	13				
TOTAL CONTRACT	1.44	1.29	1.01	2.02	19				

AVG SQFT OFC TEN	9459	15	AVG OFFICE OCCUPANCY	90.6	19
AVG SQFT RET TEN	1805	12	AVG RETAIL OCCUPANCY	98.2	16
AVG SQFT OFC WORK	249	13	AVG RATE YR-END RENT	14.51	16
			RENTABLE GROSS SQFT	.86	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.98	15
PAYROLL	.33	8
CONTRACT	.79	15
SUP MAT MISC	.01	14
TRASH REMOVAL	.02	12
REPR MAINT TOTAL	1.02	15
PAYROLL	.51	9
ELEVATOR	.17	15
HVAC	.07	15
ELECTRICAL	.02	14
STRUCT ROOF	.04	6
PLUMBING	.01	14
FIRE LIFE SFTY	.01	1
OTHER MAINT SUP	.24	15
UTILITIES TOTAL	1.93	15
ELECTRIC	1.33	15
GAS	.38	9
FUEL OIL		
PURCH STEAM	.38	8
PURCH CH WTR		
COAL		
WATER SEWER	.11	15
RDS. GNDS. SEC TOT	.27	13
RDS GNDS TOTAL	.06	6
RDS GNDS PAYRL		
RDS GNDS CONTR	.05	6
RDS GNDS OTHER	.01	1
SECURITY TOTAL	.20	12
SEC PAYROLL	.35	6
SEC CONTRACTS	.10	12
SEC OTHER	.00	4

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.54	15
PAYROLL	.20	9
MGMT FEES	.32	11
LEGAL FEES	.01	11
AUDIT FEES	.15	4
GEN OFC EXP	.04	15
OTHER ADM EXP	.06	13
FIXED EXP TOTAL	1.17	15
REAL ESTATE TAX	1.05	15
BUILDING INS	.13	15
PERS PROP TAX	.00	8
OTHER TAXES	.01	7
LEASING EXPENSES	.28	12
ADV PROMOTION	.00	7
COMM FEES	.04	5
TENANT ALTS	.28	12
BUY-OUTS		
TOTAL PAYROLL	2.01	9
CLEANING	.33	8
REPAIR MAINT	.51	9
RDS GROUNDS		
SECURITY	.35	6
ADMINISTRATIVE	.20	9
TOTAL CONTRACTS	1.47	15
CLEANING	.83	15
REPAIR MAINT	.52	15
RDS GROUNDS	.05	6
SECURITY	.10	12
ADMINISTRATIVE	.28	13

U.S. PRIVATE SECTOR
CLEVELAND
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 888,221 SQ.FT.					781,582 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	9.69	8.87	7.14	11.77
RETAIL AREA	8.33	8.26	5.52	10.56	5				
OTHER AREA	6.65	10.82	6.43	35.91	4				
TOTAL RENT	9.47	8.86	7.04	11.83	5				
MISCELLANEOUS	2.07	2.05	1.56	2.59	4				
TOTAL INCOME	11.08	11.10	8.60	13.30	5				
EXPENSE									
CLEANING	1.16	1.25	.72	1.55	5	1.34	1.25	1.01	1.62
REPAIR-MAINT	1.41	1.09	.76	2.46	5	1.60	1.31	.91	2.80
UTILITIES	2.22	2.26	1.54	2.64	5	2.35	2.30	1.56	2.95
RDS. GNDS. SEC	.26	.26	.23	.29	4	.26	.26	.23	.29
ADMINISTRATIVE	.94	.92	.62	1.42	5	.94	.92	.62	1.42
TOTAL OPER EXP	5.96	5.55	4.89	7.37	5	6.61	7.10	5.76	7.70
FIXED EXPENSES	.92	.91	.62	1.24	5	.92	.91	.62	1.24
TOTAL OPER+FIXED	6.88	6.88	5.74	8.17	5	7.53	8.01	6.70	8.63
LEASING EXP	.41	.26	.20	.56	4				
TOTAL PAYROLL	1.98	2.26			3				
TOTAL CONTRACT	1.71	1.66	.62	2.51	5				

AVG SQFT OFC TEN	4386	4	AVG OFFICE OCCUPANCY	92.4	5
AVG SQFT RET TEN	1751	4	AVG RETAIL OCCUPANCY	97.0	5
AVG SQFT OFC WORK	318	3	AVG RATE YR-END RENT	12.88	4
			RENTABLE GROSS SQFT	.91	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.40	4
PAYROLL	.68	2
CONTRACT	.98	4
SUP MAT MISC	.02	4
TRASH REMOVAL	.03	4
REPR MAINT TOTAL	1.11	4
PAYROLL	1.38	2
ELEVATOR	.22	4
HVAC	.06	4
ELECTRICAL	.03	4
STRUCT ROOF	.00	1
PLUMBING	.02	4
FIRE LIFE SFTY		
OTHER MAINT SUP	.52	4
UTILITIES TOTAL	2.28	4
ELECTRIC	1.48	4
GAS	.00	1
FUEL OIL		
PURCH STEAM	.49	4
PURCH CH WTR		
COAL		
WATER SEWER	.19	4
RDS. GNDS. SEC TOT	.27	3
RDS GNDS TOTAL	.03	3
RDS GNDS PAYRL		
RDS GNDS CONTR	.03	3
RDS GNDS OTHER		
SECURITY TOTAL	.19	3
SEC PAYROLL	.28	1
SEC CONTRACTS	.19	3
SEC OTHER	.00	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.88	4
PAYROLL	.42	2
MGMT FEES	.40	4
LEGAL FEES	.02	2
AUDIT FEES	.10	2
GEN OFC EXP	.03	4
OTHER ADM EXP	.05	3
FIXED EXP TOTAL	.80	4
REAL ESTATE TAX	.57	4
BUILDING INS	.18	4
PERS PROP TAX	.00	3
OTHER TAXES	.00	1
LEASING EXPENSES	.30	3
ADV PROMOTION	.00	1
COMM FEES	.16	2
TENANT ALTS	.30	3
BUY-OUTS		
TOTAL PAYROLL	2.63	2
CLEANING	.68	2
REPAIR MAINT	1.38	2
RDS GROUNDS		
SECURITY	.28	1
ADMINISTRATIVE	.42	2
TOTAL CONTRACTS	1.82	4
CLEANING	1.00	4
REPAIR MAINT	.37	4
RDS GROUNDS	.03	3
SECURITY	.19	3
ADMINISTRATIVE	.40	3

U.S. PRIVATE SECTOR
CLEVELAND
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 3,101,012 SQ.FT.					2,641,174 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	10.58	10.49	8.14	12.70
RETAIL AREA	6.10	6.58	.97	786.93	6				
OTHER AREA	3.80	.93	.33	31.63	4				
TOTAL RENT	8.93	10.86	6.40	11.32	7				
MISCELLANEOUS	1.12	.76	.45	1.43	7				
TOTAL INCOME	10.05	11.94	7.83	13.73	7				
EXPENSE									
CLEANING	.90	1.01	.64	1.27	7	1.05	1.18	.68	1.60
REPAIR-MAINT	1.11	1.27	.86	1.36	7	1.30	1.41	.87	1.76
UTILITIES	1.55	1.75	.71	2.04	7	1.70	1.79	.73	2.30
RDS GNDS SEC	.17	.15	.07	.28	6	.17	.15	.07	.28
ADMINISTRATIVE	.59	.54	.35	.67	7	.59	.54	.35	.67
TOTAL OPER EXP	4.30	4.56	3.79	5.44	7	4.91	4.67	4.19	7.46
FIXED EXPENSES	1.07	1.15	.59	1.46	7	1.07	1.15	.59	1.46
TOTAL OPER+FIXED	5.37	6.02	4.46	6.04	7	5.98	6.13	4.98	8.05
LEASING EXP	.41	.22	.07	.95	6				
TOTAL PAYROLL	1.12	1.18	.58	1.75	4				
TOTAL CONTRACT	1.50	1.52	.76	2.10	7				

AVG SQFT OFC TEN	8560	5	AVG OFFICE OCCUPANCY	92.4	7
AVG SQFT RET TEN	5810	3	AVG RETAIL OCCUPANCY	98.1	5
AVG SQFT OFC WORK	250	4	AVG RATE YR-END RENT	18.32	5
			RENTABLE GROSS SQFT	.84	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.89	5	ADMIN TOTAL	50	5
PAYROLL	.19	1	PAYROLL	.13	2
CONTRACT	.87	5	MGMT FEES	.24	5
SUP MAT MISC	.00	4	LEGAL FEES	01	5
TRASH REMOVAL	.02	4	AUDIT FEES		
			GEN OFC EXP	.02	5
			OTHER ADM EXP	.11	4
REPR MAINT TOTAL	.87	5			
PAYROLL	.93	2			
ELEVATOR	.17	5	FIXED EXP TOTAL	1.40	5
HVAC	.24	5	REAL ESTATE TAX	1.35	5
ELECTRICAL	.01	5	BUILDING INS	.05	5
STRUCT ROOF	.04	1	PERS PROP TAX	.00	2
PLUMBING	.01	5	OTHER TAXES	.02	2
FIRE LIFE SFTY	.01	1			
OTHER MAINT SUP	.18	5	LEASING EXPENSES	.19	4
			ADV PROMOTION	.00	2
UTILITIES TOTAL	1.75	5	COMM/FEES	.03	2
ELECTRIC	1.33	5	TENANT ALTS	.18	4
GAS	.21	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.29	4	TOTAL PAYROLL	1.15	2
PURCH CH WTR			CLEANING	.19	1
COAL			REPAIR MAINT	.93	2
WATER SEWER	.08	5	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.11	4	ADMINISTRATIVE	.13	2
RDS GNDS TOTAL	.07	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.08	5
RDS GNDS CONTR	.07	3	CLEANING	.89	5
RDS GNDS OTHER			REPAIR MAINT	.71	5
SECURITY TOTAL	.07	4	RDS GROUNDS	.07	3
SEC PAYROLL			SECURITY	.07	4
SEC CONTRACTS	.07	4	ADMINISTRATIVE	.32	4
SEC OTHER					

U.S. PRIVATE SECTOR
CLEVELAND
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 402,594 SQ.FT.					400,944 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	8.62	9.40	7.46	11.75
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.58	9.40	7.46	11.75	10				
MISCELLANEOUS	.55	.61	.35	.97	5				
TOTAL INCOME	9.01	9.40	8.09	12.30	10				
EXPENSE									
CLEANING	.50	.59	.29	.91	10	.50	.59	.29	.91
REPAIR-MAINT	.71	.70	.43	1.35	10	.71	.70	.43	1.35
UTILITIES	1.58	1.67	1.34	2.04	10	1.58	1.67	1.34	2.04
RDS GNDS SEC	.28	.25	.10	.35	10	.28	.25	.10	.35
ADMINISTRATIVE	.70	.58	.50	.71	10	.70	.58	.50	.71
TOTAL OPER EXP	3.77	3.84	2.87	5.00	10	3.78	3.84	2.90	5.00
FIXED EXPENSES	.72	.94	.82	1.05	10	.72	.94	.82	1.05
TOTAL OPER+FIXED	4.50	4.68	3.84	6.05	10	4.51	4.68	3.84	6.05
LEASING EXP	.17	.09			4				
TOTAL PAYROLL	.30	.13			3				
TOTAL CONTRACT	1.77	1.07	.60	6.05	10				

AVG SQFT OFC TEN	1811	10	AVG OFFICE OCCUPANCY	73.8	10
AVG SQFT RET TEN	1238	1	AVG RETAIL OCCUPANCY	75.0	1
AVG SQFT OFC WORK	187	7	AVG RATE YR-END RENT	11.89	10
			RENTABLE GROSS SQFT	.77	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.48	2	ADMIN TOTAL	.80	2
PAYROLL	.13	1	PAYROLL	.35	1
CONTRACT	.35	2	MGMT FEES	.37	2
SUP MAT MISC	.08	1	LEGAL FEES	.19	1
TRASH REMOVAL	.03	2	AUDIT FEES		
			GEN OFC EXP	.16	2
REPR MAINT TOTAL	.81	1	OTHER ADM EXP	.00	1
PAYROLL	.19	1			
ELEVATOR	.08	1	FIXED EXP TOTAL	.41	2
HVAC	.25	1	REAL ESTATE TAX	.77	1
ELECTRICAL	.03	1	BUILDING INS	.08	1
STRUCT ROOF			PERS PROP TAX	.00	1
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.07	1	LEASING EXPENSES	.09	1
			ADV PROMOTION	.02	1
UTILITIES TOTAL	1.85	2	COMM/FEES	.01	1
ELECTRIC	1.34	2	TENANT ALTS	.05	1
GAS	.46	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.33	2
PURCH CH WTR			CLEANING	.13	1
COAL			REPAIR MAINT	.19	1
WATER SEWER	.05	2	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.26	2	ADMINISTRATIVE	.35	1
RDS GNDS TOTAL	.02	1			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.44	2
RDS GNDS CONTR	.02	1	CLEANING	.35	2
RDS GNDS OTHER			REPAIR MAINT	.38	2
SECURITY TOTAL	.49	1	RDS GROUNDS	.02	1
SEC PAYROLL			SECURITY	.48	1
SEC CONTRACTS	.48	1	ADMINISTRATIVE	.46	2
SEC OTHER	.01	1			

U.S. PRIVATE SECTOR
CLEVELAND
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	88,718 SQ FT					88,718 SQ FT		
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	10.33	11.75		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.33	11.75			3				
MISCELLANEOUS	.77	.81			3				
TOTAL INCOME	11.11	12.30			3				
EXPENSE									
CLEANING	1.06	.91			3	1.06	.91		
REPAIR-MAINT	1.49	1.35			3	1.49	1.35		
UTILITIES	1.99	2.04			3	1.99	2.04		
RDS GNDS SEC	.19	.25			3	.19	.25		
ADMINISTRATIVE	.62	.58			3	.62	.58		
TOTAL OPER EXP	5.36	5.00			3	5.36	5.00		
FIXED EXPENSES	.94	.94			3	.94	.94		
TOTAL OPER+FIXED	6.31	6.05			3	6.31	6.05		
LEASING EXP	.09	.09			1				
TOTAL PAYROLL	.13	.13			1				
TOTAL CONTRACT	5.19	6.05			3				

AVG SQFT OFC TEN	1053	3	AVG OFFICE OCCUPANCY	97.2	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	108	3	AVG RATE YR-END RENT	10.92	3
			RENTABLE GROSS SQFT	.71	2

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
COLUMBUS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	5,307,733 SQ FT					5,113,471 SQ FT		
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					14	11.79	11.48	10.32	12.63
RETAIL AREA	14.99	17.45	10.45	22.80	5				
OTHER AREA	11.61	11.61			1				
TOTAL RENT	11.72	11.06	10.32	12.52	14				
MISCELLANEOUS	.60	.32	.11	.87	9				
TOTAL INCOME	12.14	11.53	11.43	13.47	14				
EXPENSE									
CLEANING	.97	.80	.55	.96	19	1.01	.82	.55	.98
REPAIR-MAINT	1.20	1.08	.79	1.32	19	1.24	1.08	.87	1.35
UTILITIES	1.84	1.44	1.31	1.96	19	1.90	1.45	1.31	2.04
RDS GNDS SEC	.45	.29	.09	.62	19	.45	.29	.09	.62
ADMINISTRATIVE	.41	.47	.29	.52	19	.41	.47	.29	.52
TOTAL OPER EXP	4.87	3.92	3.27	5.63	19	5.05	3.98	3.34	5.83
FIXED EXPENSES	.87	.74	.50	1.02	14	.87	.74	.50	1.02
TOTAL OPER+FIXED	5.82	4.47	3.87	6.5[illegible]	19	5.91	4.59	3.87	6.70
LEASING EXP	.30	.07	.03	.48	9				
TOTAL PAYROLL	1.98	1.65	1.08	2.29	13				
TOTAL CONTRACT	.85	.89	.40	1.24	13				

AVG SQFT OFC TEN	24177	17	AVG OFFICE OCCUPANCY	88.1	18
AVG SQFT RET TEN	3182	7	AVG RETAIL OCCUPANCY	77.7	9
AVG SQFT OFC WORK	235	18	AVG RATE YR-END RENT	15.63	12
			RENTABLE GROSS SQFT	.88	9

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.80	18	ADMIN TOTAL	.46	18
PAYROLL	.82	11	PAYROLL	.10	8
CONTRACT	.22	17	MGMT FEES	.26	14
SUP MAT MISC	.05	14	LEGAL FEES	.01	5
TRASH REMOVAL	.02	16	AUDIT FEES	.05	6
			GEN OFC EXP	.03	15
REPR MAINT TOTAL	1.09	18	OTHER ADM EXP	.04	13
PAYROLL	.58	15			
ELEVATOR	.23	18	FIXED EXP TOTAL	.75	13
HVAC	.14	18	REAL ESTATE TAX	.65	13
ELECTRICAL	.03	16	BUILDING INS	.08	12
STRUCT ROOF	.09	6	PERS PROP TAX	.00	4
PLUMBING	.01	11	OTHER TAXES	.09	1
FIRE LIFE SFTY	.03	4			
OTHER MAINT SUP	.19	17	LEASING EXPENSES	.06	8
			ADV PROMOTION	.03	5
UTILITIES TOTAL	1.64	17	COMM/FEES	.04	5
ELECTRIC	1.30	17	TENANT ALTS	.63	2
GAS	.21	13	BUY-OUTS	.12	2
FUEL OIL	.04	4			
PURCH STEAM			TOTAL PAYROLL	1.65	13
PURCH CH WTR			CLEANING	.82	11
COAL			REPAIR MAINT	.67	13
WATER SEWER	.07	17	RDS GROUNDS	.04	5
			SECURITY	.38	8
RDS GNDS SEC TOT	.33	18	ADMINISTRATIVE	.18	8
RDS GNDS TOTAL	.05	15			
RDS GNDS PAYRL	.04	5	TOTAL CONTRACTS	.89	13
RDS GNDS CONTR	.03	15	CLEANING	.03	12
RDS GNDS OTHER	.00	13	REPAIR MAINT	.28	13
SECURITY TOTAL	.33	17	RDS GROUNDS	.01	9
SEC PAYROLL	.38	7	SECURITY	.26	11
SEC CONTRACTS	.12	13	ADMINISTRATIVE	.22	11
SEC OTHER	.02	8			

U.S. PRIVATE SECTOR
COLUMBUS
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	102,172 SQ.FT.				94,777 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	9.79	10.27		
RETAIL AREA	8.75	8.75			1				
OTHER AREA									
TOTAL RENT	9.75	10.27			3				
MISCELLANEOUS	.20	.20			1				
TOTAL INCOME	9.82	10.46			3				
EXPENSE									
CLEANING	.53	.59			3	.57	.59		
REPAIR-MAINT	.88	.87			3	.95	.87		
UTILITIES	1.33	1.38			3	1.33	1.38		
RDS GNDS SEC	.05	.01			3	.05	.01		
ADMINISTRATIVE	.53	.49			3	.53	.49		
TOTAL OPER EXP	3.33	3.28			3	3.48	3.65		
FIXED EXPENSES	.67	.66			3	.67	.66		
TOTAL OPER+FIXED	4.00	4.07			3	4.18	4.31		
LEASING EXP	.22	.26			2				
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	3152	2	AVG OFFICE OCCUPANCY	84.5	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	219	3	AVG RATE YR-END RENT	12.33	3
			RENTABLE GROSS SQFT	.80	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
COLUMBUS
DOWNTOWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,002,726 SQ.FT.				1,922,359 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	11.27	11.80	9.32	13.75
RETAIL AREA	21.14	22.60			2				
OTHER AREA									
TOTAL RENT	11.09	12.20	8.74	13.70	5				
MISCELLANEOUS	.64	.46	.30	.87	4				
TOTAL INCOME	11.62	12.80	8.87	14.44	5				
EXPENSE									
CLEANING	.85	.88	.65	1.07	5	.87	.88	.68	1.10
REPAIR-MAINT	1.27	1.31	.99	1.89	5	1.31	1.31	1.00	1.69
UTILITIES	1.80	1.88	1.13	2.31	5	1.83	1.90	1.14	2.36
RDS GNDS SEC	.43	.44	.29	.64	5	.43	.44	.29	.64
ADMINISTRATIVE	.50	.53	.23	.76	5	.50	.53	.23	.78
TOTAL OPER EXP	4.84	5.58	3.63	5.77	5	4.98	5.74	3.67	6.01
FIXED EXPENSES	.88	.83	.42	1.02	5	.88	.83	.42	1.02
TOTAL OPER+FIXED	5.53	6.51	4.24	6.54	5	5.88	6.57	4.28	6.84
LEASING EXP	.49	.28	.04	.79	4				
TOTAL PAYROLL	1.82	1.88	1.19	2.02	5				
TOTAL CONTRACT	.96	.89	.49	1.56	5				

AVG SQFT OFC TEN	18969	5	AVG OFFICE OCCUPANCY	87.8	5
AVG SQFT RET TEN	3221	5	AVG RETAIL OCCUPANCY	93.0	5
AVG SQFT OFC WORK	243	5	AVG RATE YR-END RENT	16.90	5
			RENTABLE GROSS SQFT	.89	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.88	5	ADMIN TOTAL	.53	5
PAYROLL	.87	4	PAYROLL	.16	5
CONTRACT	.03	5	MGMT FEES	.25	4
SUP MAT MISC	.04	5	LEGAL FEES	.01	3
TRASH REMOVAL	.02	5	AUDIT FEES	.05	4
			GEN OFC EXP	.03	5
REPR MAINT TOTAL	1.31	5	OTHER ADM EXP	.04	5
PAYROLL	.76	5			
ELEVATOR	.27	5	FIXED EXP TOTAL	.83	5
HVAC	.11	5	REAL ESTATE TAX	.71	5
ELECTRICAL	.02	4	BUILDING INS	.07	5
STRUCT ROOF	.25	1	PERS PROP TAX	.00	3
PLUMBING	.00	1	OTHER TAXES	.09	1
FIRE LIFE SFTY	.01	1			
OTHER MAINT SUP	.19	5	LEASING EXPENSES	.28	4
			ADV PROMOTION	.02	4
UTILITIES TOTAL	1.88	5	COMM FEES	.04	1
ELECTRIC	1.19	5	TENANT ALTS	.63	2
GAS	.26	3	BUY OUTS	.12	2
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	1.88	5
PURCH CH WTR			CLEANING	.87	4
COAL			REPAIR MAINT	.76	5
WATER SEWER	.08	5	RDS GROUNDS	.03	3
			SECURITY	.08	3
RDS GNDS SEC TOT	.44	5	ADMINISTRATIVE	.16	5
RDS GNDS TOTAL	.04	5			
RDS GNDS PAYRL	.03	3	TOTAL CONTRACTS	.89	5
RDS GNDS CONTR	.01	5	CLEANING	.03	5
RDS GNDS OTHER	.00	4	REPAIR MAINT	.31	5
SECURITY TOTAL	.38	5	RDS GROUNDS	.01	5
SEC PAYROLL	.22	4	SECURITY	.28	5
SEC CONTRACTS	.24	5	ADMINISTRATIVE	.29	4
SEC OTHER	.04	3			

U.S. PRIVATE SECTOR
COLUMBUS
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 2,563,255 SQ FT.					2,403,861 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	12.61	12.63		
RETAIL AREA	14.28	14.80			2				
OTHER AREA	11.61	11.61			1				
TOTAL RENT	12.64	12.69			2				
MISCELLANEOUS	32	32			1				
TOTAL INCOME	12.81	12.85			2				
EXPENSE									
CLEANING	1.14	.82			3	1.20	.87		
REPAIR-MAINT	1.23	1.28			3	1.28	1.28		
UTILITIES	1.80	1.93			3	1.87	2.09		
RDS GNDS SEC	.51	.66			3	.51	.66		
ADMINISTRATIVE	.34	.29			3	.34	.29		
TOTAL OPER EXP	5.02	5.28			3	5.27	5.28		
FIXED EXPENSES	1.21	1.21			2	1.21	1.21		
TOTAL OPER+FIXED	5.92	5.28			3	6.48	5.28		
LEASING EXP	02	.02			1				
TOTAL PAYROLL	2.59	2.40		1	2				
TOTAL CONTRACT	.73	.81			2				

AVG SQFT OFC TEN	66908	3	AVG OFFICE OCCUPANCY	83.2	3
AVG SQFT RET TEN	3142	2	AVG RETAIL OCCUPANCY	64.7	3
AVG SQFT OFC WORK	222	3	AVG RATE YR-END RENT	20.00	2
			RENTABLE GROSS SQFT	.88	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.82	3	ADMIN TOTAL	.29	3
PAYROLL	1.10	2	PAYROLL	.21	2
CONTRACT	.04	3	MGMT FEES	.11	1
SUP MAT MISC	.09	2	LEGAL FEES		
TRASH REMOVAL	.02	2	AUDIT FEES		
			GEN OFC EXP	.12	3
REPR MAINT TOTAL	1.28	3	OTHER ADM EXP	.03	3
PAYROLL	.83	2			
ELEVATOR	.24	3	FIXED EXP TOTAL	1.21	2
HVAC	.09	3	REAL ESTATE TAX	1.16	2
ELECTRICAL	.05	3	BUILDING INS	.06	2
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.05	2	OTHER TAXES		
FIRE LIFE SFTY	.01	1			
OTHER MAINT SUP	.28	3	LEASING EXPENSES	.02	1
			ADV PROMOTION		
UTILITIES TOTAL	1.93	3	COMM FEES	.02	1
ELECTRIC	1.85	3	TENANT ALTS		
GAS	.09	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	2.40	2
PURCH CH WTR			CLEANING	1.10	2
COAL			REPAIR MAINT	.83	2
WATER SEWER	.07	3	RDS GROUNDS	.18	1
			SECURITY	.33	1
RDS GNDS SEC TOT	.66	3	ADMINISTRATIVE	.21	2
RDS GNDS TOTAL	.17	2			
RDS GNDS PAYRL	.18	1	TOTAL CONTRACTS	.81	2
RDS GNDS CONTR	.06	2	CLEANING	.02	2
RDS GNDS OTHER	.02	2	REPAIR MAINT	.28	2
SECURITY TOTAL	.38	3	RDS GROUNDS	.06	2
SEC PAYROLL	.33	1	SECURITY	.39	2
SEC CONTRACTS	.12	3	ADMINISTRATIVE	.06	2
SEC OTHER	.02	2			

U.S. PRIVATE SECTOR
COLUMBUS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS 872,301 SQ.FT.					840,788 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					15	10.93	10.35	8.58	13.47
RETAIL AREA	5.97	5.97			2				
OTHER AREA									
TOTAL RENT	10.80	10.35	7.97	13.47	15				
MISCELLANEOUS	10	.07	.01	24	11				
TOTAL INCOME	10.89	10.46	7.98	13.47	15				
EXPENSE									
CLEANING	.58	.65	.52	.88	15	.60	.65	.57	.88
REPAIR-MAINT	.57	.60	.28	.89	15	.59	.65	.28	.89
UTILITIES	1.39	1.32	1.25	1.67	15	1.45	1.32	1.25	2.05
RDS GNDS SEC	.39	.36	.21	.59	15	.39	.36	.21	.59
ADMINISTRATIVE	.51	.48	.36	.73	15	.51	.48	.36	.73
TOTAL OPER EXP	3.45	3.54	3.24	3.82	15	3.58	3.67	3.24	4.35
FIXED EXPENSES	.69	.53	.34	.64	15	.69	.53	.34	.64
TOTAL OPER+FIXED	4.14	4.14	3.80	4.46	15	4.26	4.20	3.80	4.69
LEASING EXP	.28	.25	.04	.50	14				
TOTAL PAYROLL	.32	.25	.22	.40	6				
TOTAL CONTRACT	1.37	1.00	.87	3.59	9				

AVG SQFT OFC TEN	3990	15	AVG OFFICE OCCUPANCY	85.4	15
AVG SQFT RET TEN	4502	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	246	13	AVG RATE YR-END RENT	13.04	15
			RENTABLE GROSS SQFT	.92	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	13	ADMIN TOTAL	.49	13
PAYROLL	.00	2	PAYROLL	.25	4
CONTRACT	.58	13	MGMT FEES	.38	12
SUP MAT MISC	.05	9	LEGAL FEES	.01	9
TRASH REMOVAL	.02	12	AUDIT FEES	.71	1
			GEN OFC EXP	.07	4
REPR MAINT TOTAL	.58	13	OTHER ADM EXP	.08	8
PAYROLL	.03	4			
ELEVATOR	.05	9	FIXED EXP TOTAL	.54	13
HVAC	.14	13	REAL ESTATE TAX	.44	13
ELECTRICAL	.05	12	BUILDING INS	.13	11
STRUCT ROOF	.02	7	PERS PROP TAX		
PLUMBING	.03	11	OTHER TAXES	.04	3
FIRE LIFE SFTY	.02	9			
OTHER MAINT SUP	.18	13	LEASING EXPENSES	.32	12
			ADV PROMOTION	.02	6
UTILITIES TOTAL	1.34	13	COMM FEES	.15	8
ELECTRIC	1.21	13	TENANT ALTS	.11	8
GAS	.22	10	BUY-OUTS	.46	2
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.27	4
PURCH CH WTR			CLEANING	.00	2
COAL			REPAIR MAINT	.03	4
WATER SEWER	.05	13	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.38	13	ADMINISTRATIVE	.25	4
RDS GNDS TOTAL	.31	13			
RDS GNDS PAYRL	.17	3	TOTAL CONTRACTS	1.05	7
RDS GNDS CONTR	.22	13	CLEANING	.52	7
RDS GNDS OTHER	.06	8	REPAIR MAINT	.11	7
SECURITY TOTAL	.05	12	RDS GROUNDS	.20	7
SEC PAYROLL			SECURITY	.01	8
SEC CONTRACTS	.05	12	ADMINISTRATIVE	.32	8
SEC OTHER					

U.S. PRIVATE SECTOR
COLUMBUS
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 112,084 SQ.FT.					112,084 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	11.49	13.02	8.98	14.81
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.49	13.02	8.98	14.81	5				
MISCELLANEOUS	.01	.01			1				
TOTAL INCOME	11.49	13.02	8.98	14.81	5				
EXPENSE									
CLEANING	.81	.68	.65	1.18	5	.81	.68	.65	1.18
REPAIR-MAINT	.69	.86	.42	.93	5	.69	.86	.42	.93
UTILITIES	1.28	1.37	.73	1.98	5	1.28	1.37	.73	1.98
RDS GNDS SEC	.70	.59	.33	1.33	5	.70	.59	.33	1.33
ADMINISTRATIVE	.64	.56	.28	1.27	5	.64	.56	.28	1.27
TOTAL OPER EXP	4.13	3.82	3.15	6.08	5	4.13	3.82	3.15	6.08
FIXED EXPENSES	.42	.34	.31	.58	5	.42	.34	.31	.58
TOTAL OPER+FIXED	4.55	4.46	3.58	6.40	5	4.55	4.46	3.56	6.40
LEASING EXP	.89	.33	.10	1.93	4				
TOTAL PAYROLL									
TOTAL CONTRACT	2.81	3.30			2				

AVG SQFT OFC TEN	3044	5	AVG OFFICE OCCUPANCY	86.9	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	256	5	AVG RATE YR-END RENT	13.14	5
			RENTABLE GROSS SQFT	.94	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	5	ADMIN TOTAL	.56	5
PAYROLL			PAYROLL		
CONTRACT	.62	5	MGMT FEES	.47	4
SUP MAT MISC	.05	5	LEGAL FEES	.05	2
TRASH REMOVAL	.03	5	AUDIT FEES	.71	1
			GEN OFC EXP		
REPR MAINT TOTAL	.86	5	OTHER ADM EXP	.09	5
PAYROLL					
ELEVATOR	.04	1	FIXED EXP TOTAL	.34	5
HVAC	.19	5	REAL ESTATE TAX	.21	5
ELECTRICAL	.11	4	BUILDING INS	.18	4
STRUCT ROOF	.06	4	PERS PROP TAX		
PLUMBING	.03	5	OTHER TAXES		
FIRE LIFE SFTY	.00	3			
OTHER MAINT SUP	.35	5	LEASING EXPENSES	.33	4
			ADV PROMOTION		
UTILITIES TOTAL	1.37	5	COMM FEES	.32	2
ELECTRIC	1.14	5	TENANT ALTS	.19	3
GAS	.35	4	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER	.05	5	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.59	5	ADMINISTRATIVE		
RDS GNDS TOTAL	.43	5			
RDS GNDS PAYRL			TOTAL CONTRACTS	3.30	2
RDS GNDS CONTR	.43	5	CLEANING	1.04	2
RDS GNDS OTHER	.08	3	REPAIR MAINT	.35	2
SECURITY TOTAL	.12	4	RDS GROUNDS	1.06	2
SEC PAYROLL			SECURITY	.02	1
SEC CONTRACTS	.12	4	ADMINISTRATIVE	1.68	1
SEC OTHER					

U.S. PRIVATE SECTOR
CORPUS CHRISTI
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 898,410 SQ.FT.					733,025 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.07	11.75		
RETAIL AREA	5.61	10.06			2				
OTHER AREA	13.08	13.08			1				
TOTAL RENT	11.24	11.29	10.79	11.93	4				
MISCELLANEOUS	.05	.05			1				
TOTAL INCOME	11.26	11.32	10.79	11.95	4				
EXPENSE									
CLEANING	.57	.55	.53	.60	4	.69	.67	.58	.76
REPAIR-MAINT	.70	.69	.55	.95	4	.84	.78	.66	1.13
UTILITIES	1.77	1.83	1.46	2.05	4	2.00	1.92	1.48	2.51
RDS GNDS SEC	.13	.12			3	.13	.12		
ADMINISTRATIVE	.92	.88	.45	1.19	4	.92	.88	.45	1.19
TOTAL OPER EXP	4.05	3.81	3.23	4.71	4	4.77	4.77	3.27	6.24
FIXED EXPENSES	1.24	.92	.80	1.82	4	1.24	.92	.80	1.82
TOTAL OPER+FIXED	5.29	4.70	4.15	6.40	4	6.00	5.69	4.19	7.94
LEASING EXP	.13	.15			2				
TOTAL PAYROLL	.60	.65	.37	1.07	4				
TOTAL CONTRACT	1.07	1.01	.76	1.24	4				

AVG SQFT OFC TEN	1911	4	AVG OFFICE OCCUPANCY	82.1	4
AVG SQFT RET TEN	2575	3	AVG RETAIL OCCUPANCY	88.4	3
AVG SQFT OFC WORK	284	4	AVG RATE YR-END RENT	14.18	4
			RENTABLE GROSS SQFT	.50	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
CORPUS CHRISTI
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 575,965 SQ.FT.					509,509 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.07	11.75		
RETAIL AREA	5.61	10.06			2				
OTHER AREA	13.08	13.08			1				
TOTAL RENT	11.47	11.75			3				
MISCELLANEOUS	.05	.05			1				
TOTAL INCOME	11.49	11.80			3				
EXPENSE									
CLEANING	.57	.54			3	.63	.63		
REPAIR-MAINT	.80	.80			3	.88	.82		
UTILITIES	1.64	1.65			3	1.66	1.70		
RDS GNDS SEC	.13	.12			3	.13	.12		
ADMINISTRATIVE	.73	.66			3	.73	.66		
TOTAL OPER EXP	3.88	3.25			3	4.15	3.30		
FIXED EXPENSES	1.49	1.03			3	1.49	1.03		
TOTAL OPER+FIXED	5.36	4.24			3	5.64	4.33		
LEASING EXP	.13	.15			2				
TOTAL PAYROLL	.74	.91			3				
TOTAL CONTRACT	1.07	.93			3				

AVG SQFT OFC TEN	1927	3	AVG OFFICE OCCUPANCY	81.3	3
AVG SQFT RET TEN	2521	2	AVG RETAIL OCCUPANCY	87.6	2
AVG SQFT OFC WORK	314	3	AVG RATE YR-END RENT	14.23	3
			RENTABLE GROSS SQFT	.50	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
DALLAS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	29 BLDS 11,762,617 SQ.FT.					11,465,291 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					23	12.33	11.28	6.63	17.37
RETAIL AREA	12.70	13.27	10.72	17.23	14				
OTHER AREA	22.81	4.50			5				
TOTAL RENT	12.36	11.36	6.78	17.29	23				
MISCELLANEOUS	1.04	.31	.23	1.82	14				
TOTAL INCOME	13.12	11.93	8.35	18.30	23				
EXPENSE									
CLEANING	.59	.63	.45	.73	29	.59	.63	.47	.74
REPAIR-MAINT	.80	.73	.56	1.05	29	.81	.73	.60	1.08
UTILITIES	1.72	1.59	1.31	2.12	29	1.72	1.60	1.31	2.12
RDS GNDS SEC	.33	.32	.18	.65	29	.33	.32	.18	.65
ADMINISTRATIVE	.69	.81	.39	1.15	29	.89	.81	.39	1.15
TOTAL OPER EXP	4.12	4.23	3.09	5.11	29	4.17	4.39	3.12	5.15
FIXED EXPENSES	1.51	1.33	.90	1.81	29	1.51	1.33	.90	1.81
TOTAL OPER+FIXED	5.83	5.54	4.91	6.57	29	5.68	5.71	4.95	6.64
LEASING EXP	.68	.37	.18	.83	24				
TOTAL PAYROLL	.76	.72	.42	1.01	26				
TOTAL CONTRACT	1.12	1.14	.77	1.54	22				

AVG SQFT OFC TEN	11343	23	AVG OFFICE OCCUPANCY	81.1	27
AVG SQFT RET TEN	2445	16	AVG RETAIL OCCUPANCY	92.9	16
AVG SQFT OFC WORK	282	26	AVG RATE YR-END RENT	17.61	24
			RENTABLE GROSS SQFT	.89	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.84	12	ADMIN TOTAL	.90	12
PAYROLL	.32	2	PAYROLL	.32	12
CONTRACT	.51	12	MGMT FEES	.22	10
SUP MAT MISC	.05	9	LEGAL FEES	.01	11
TRASH REMOVAL	.02	12	AUDIT FEES	.02	7
REPR MAINT TOTAL	.75	12	GEN OFC EXP	.10	12
PAYROLL	.30	11	OTHER ADM EXP	.04	10
ELEVATOR	.18	12	FIXED EXP TOTAL	1.33	12
HVAC	.13	12	REAL ESTATE TAX	1.13	12
ELECTRICAL	.02	12	BUILDING INS	.11	12
STRUCT ROOF	.03	5	PERS PROP TAX	.00	2
PLUMBING	.01	12	OTHER TAXES	.03	7
FIRE LIFE SFTY	.01	4	LEASING EXPENSES	.39	12
OTHER MAINT SUP	.10	12	ADV PROMOTION	.02	11
UTILITIES TOTAL	1.54	12	COMM FEES	.18	9
ELECTRIC	1.50	12	TENANT ALTS	.40	10
GAS	.04	5	BUY-OUTS	.25	3
FUEL OIL	.00	1	TOTAL PAYROLL	.75	11
PURCH STEAM			CLEANING	.32	2
PURCH CH WTR			REPAIR MAINT	.29	10
COAL			RDS GROUNDS		
WATER SEWER	.04	11	SECURITY	.34	3
RDS GNDS SEC TOT	.32	12	ADMINISTRATIVE	.32	11
RDS GNDS TOTAL	.04	8	TOTAL CONTRACTS	1.21	9
RDS GNDS PAYRL	.12	1	CLEANING	.44	9
RDS GNDS CONTR	.03	5	REPAIR MAINT	.27	9
RDS GNDS OTHER	.02	6	RDS GROUNDS	.03	7
SECURITY TOTAL	.25	12	SECURITY	.18	8
SEC PAYROLL	.25	4	ADMINISTRATIVE	.24	9
SEC CONTRACTS	.18	10			
SEC OTHER	.01	4			

U.S. PRIVATE SECTOR
DALLAS
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 1,099,323 SQ FT					1,060,166 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	12.18	9.46	6.34	18.85
RETAIL AREA	15.93	15.54			2				
OTHER AREA	3.13	3.13			1				
TOTAL RENT	12.00	9.61	6.26	18.85	6				
MISCELLANEOUS	.70	.29			3				
TOTAL INCOME	12.41	10.18	6.59	18.99	6				
EXPENSE									
CLEANING	.59	.64	.41	.64	7	.61	.64	.45	.75
REPAIR-MAINT	.62	.75	.22	.79	7	.63	.75	.22	.81
UTILITIES	1.53	1.54	1.36	1.66	7	1.56	1.59	1.36	1.68
RDS GNDS SEC	.47	.37	.30	.65	7	.47	.37	.30	.65
ADMINISTRATIVE	.86	.90	.24	1.25	7	.88	.90	.24	1.25
TOTAL OPER EXP	4.06	4.20	2.87	4.45	7	4.18	4.51	2.87	4.84
FIXED EXPENSES	1.17	.95	.83	1.33	7	1.17	.95	.83	1.33
TOTAL OPER+FIXED	5.23	5.28	5.18	5.91	7	5.34	5.76	5.22	5.91
LEASING EXP	.59	.35	.09	1.20	7				
TOTAL PAYROLL	.69	.76	.18	1.00	6				
TOTAL CONTRACT	3.49	1.54			3				

AVG SQFT OFC TEN	4022	7	AVG OFFICE OCCUPANCY	81.2	7
AVG SQFT RET TEN	1999	3	AVG RETAIL OCCUPANCY	87.8	3
AVG SQFT OFC WORK	253	6	AVG RATE YR-END RENT	16.76	6
			RENTABLE GROSS SQFT	.80	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	4	ADMIN TOTAL	1.02	4
PAYROLL	.16	1	PAYROLL	.38	4
CONTRACT	.49	4	MGMT FEES	.52	3
SUP MAT MISC	.05	3	LEGAL FEES	.00	3
TRASH REMOVAL	.02	4	AUDIT FEES	.04	2
			GEN OFC EXP	.20	4
REPR MAINT TOTAL	.77	4	OTHER ADM EXP	.03	3
PAYROLL	.35	4			
ELEVATOR	.15	4	FIXED EXP TOTAL	1.00	4
HVAC	.10	4	REAL ESTATE TAX	.88	4
ELECTRICAL	.04	4	BUILDING INS	.12	4
STRUCT ROOF	.10	1	PERS PROP TAX	.00	1
PLUMBING	.01	4	OTHER TAXES	.00	1
FIRE LIFE SFTY					
OTHER MAINT SUP	.09	4	LEASING EXPENSES	.48	4
			ADV PROMOTION	.03	4
UTILITIES TOTAL	1.58	4	COMM FEES	.18	3
ELECTRIC	1.51	4	TENANT ALTS	.39	4
GAS	.08	2	BUY-OUTS		
* FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.79	3
PURCH CH WTR			CLEANING	.16	1
COAL			REPAIR MAINT	.39	3
WATER SEWER	.06	3	RDS GROUNDS		
			SECURITY	.34	1
RDS GNDS SEC TOT	.51	4	ADMINISTRATIVE	.40	3
RDS GNDS TOTAL	.09	2			
RDS GNDS PAYRL	.12	1	TOTAL CONTRACTS	1.54	1
RDS GNDS CONTR	.03	1	CLEANING	.34	1
RDS GNDS OTHER	.01	2	REPAIR MAINT	.33	1
SECURITY TOTAL	.49	4	RDS GROUNDS	.04	1
SEC PAYROLL	.24	2	SECURITY	.61	1
SEC CONTRACTS	.61	3	ADMINISTRATIVE	.22	1
SEC OTHER	.01	1			

U.S. PRIVATE SECTOR
DALLAS
DOWNTOWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,317,513 SQ.FT.					1,301,104 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.20	8.35		
RETAIL AREA	14.77	12.47			2				
OTHER AREA	599.64	599.64			1				
TOTAL RENT	11.55	8.64			3				
MISCELLANEOUS	.21	.21			2				
TOTAL INCOME	11.68	8.87			3				
EXPENSE									
CLEANING	.51	.50			3	.51	.51		
REPAIR-MAINT	.82	.71			3	.82	.72		
UTILITIES	1.31	1.54			3	1.31	1.55		
RDS GNDS SEC	.30	.32			3	.30	.32		
ADMINISTRATIVE	.89	.93			3	.89	.93		
TOTAL OPER EXP	3.83	3.55			3	3.85	3.55		
FIXED EXPENSES	1.21	1.51			3	1.21	1.51		
TOTAL OPER+FIXED	5.03	5.03			3	5.06	5.07		
LEASING EXP	.91	.39			3				
TOTAL PAYROLL	.88	.74			3				
TOTAL CONTRACT	1.03	.92			3				

AVG SQFT OFC TEN	8864	3	AVG OFFICE OCCUPANCY	77.2	3
AVG SQFT RET TEN	2706	2	AVG RETAIL OCCUPANCY	88.9	2
AVG SQFT OFC WORK	319	3	AVG RATE YR-END RENT	21.00	3
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
DALLAS
DOWNTOWN MORE THAN 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 6,720,819 SQ.FT.					6,523,518 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	14.47	13.46	11.21	17.80
RETAIL AREA	12.29	13.33	9.69	19.80	5				
OTHER AREA									
TOTAL RENT	14.41	13.57	11.31	17.65	5				
MISCELLANEOUS	1.07	.58	.26	2.36	5				
TOTAL INCOME	15.48	13.79	12.54	19.21	5				
EXPENSE									
CLEANING	.63	.63	.52	.73	6	.63	.64	.53	.73
REPAIR-MAINT	.79	.70	.44	1.24	6	.80	.72	.45	1.25
UTILITIES	1.62	1.76	1.18	2.12	6	1.62	1.78	1.18	2.12
RDS GNDS SEC	.24	.18	.12	.39	6	.24	.18	.12	.39
ADMINISTRATIVE	.67	.76	.21	1.21	6	.67	.76	.21	1.21
TOTAL OPER EXP	3.96	3.88	3.09	5.23	6	4.00	3.91	3.12	5.34
FIXED EXPENSES	1.76	1.70	1.45	2.11	6	1.76	1.70	1.45	2.11
TOTAL OPER+FIXED	5.72	5.84	4.93	6.67	6	5.76	5.88	4.98	6.79
LEASING EXP	.74	.50	.10	1.64	6				
TOTAL PAYROLL	.77	.71	.66	.89	5				
TOTAL CONTRACT	.98	1.16	.63	1.27	5				

AVG SQFT OFC TEN	16548	6	AVG OFFICE OCCUPANCY	83.7	6
AVG SQFT RET TEN	2483	6	AVG RETAIL OCCUPANCY	94.5	6
AVG SQFT OFC WORK	294	6	AVG RATE YR-END RENT	20.17	6
			RENTABLE GROSS SQFT	.91	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	4
PAYROLL	.48	1
CONTRACT	.57	4
SUP MAT MISC	.08	4
TRASH REMOVAL	.02	4
REPR MAINT TOTAL	1.00	4
PAYROLL	.29	3
ELEVATOR	.20	4
HVAC	.11	4
ELECTRICAL	.02	4
STRUCT ROOF	.03	3
PLUMBING	.01	4
FIRE LIFE SFTY	.01	3
OTHER MAINT SUP	.34	4
UTILITIES TOTAL	1.41	4
ELECTRIC	1.37	4
GAS		
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.05	4
RDS GNDS SEC TOT	.23	4
RDS GNDS TOTAL	.04	3
RDS GNDS PAYRL		
RDS GNDS CONTR	.02	3
RDS GNDS OTHER	.02	2
SECURITY TOTAL	.22	4
SEC PAYROLL	.32	2
SEC CONTRACTS	.14	3
SEC OTHER	.02	3

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.76	4
PAYROLL	.22	4
MGMT FEES	.19	3
LEGAL FEES	.01	4
AUDIT FEES	.01	4
GEN OFC EXP	.06	4
OTHER ADM EXP	.14	3
FIXED EXP TOTAL	1.67	4
REAL ESTATE TAX	1.51	4
BUILDING INS	.11	4
PERS PROP TAX	.00	1
OTHER TAXES	.02	2
LEASING EXPENSES	.50	4
ADV PROMOTION	.14	3
COMM FEES	.23	2
TENANT ALTS	.40	3
BUY-OUTS	.25	3
TOTAL PAYROLL	.73	4
CLEANING	.48	1
REPAIR MAINT	.29	3
RDS GROUNDS		
SECURITY	.32	2
ADMINISTRATIVE	.22	4
TOTAL CONTRACTS	1.21	4
CLEANING	.57	4
REPAIR MAINT	.26	4
RDS GROUNDS	.02	3
SECURITY	.14	3
ADMINISTRATIVE	.23	4

U.S. PRIVATE SECTOR
DALLAS
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	127 BLDS 15,249,678 SQ.FT.					15,037,723 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					115	11.63	11.59	8.74	14.01
RETAIL AREA	4.15	13.44	5.41	15.04	13				
OTHER AREA	9.00	9.00			7				
TOTAL RENT	11.50	11.29	8.86	13.94	119				
MISCELLANEOUS	.61	.29	.08	.76	90				
TOTAL INCOME	12.01	11.69	9.46	14.17	119				
EXPENSE									
CLEANING	.55	.56	.47	.66	127	.55	.56	.47	.64
REPAIR-MAINT	.65	.60	.44	.76	127	.65	.60	.44	.76
UTILITIES	1.47	1.56	1.27	1.82	127	1.49	1.56	1.27	1.82
RDS GNDS SEC	.32	.29	.16	.46	123	.32	.29	.16	.46
ADMINISTRATIVE	.95	.84	.60	1.15	127	.95	.84	.60	1.15
TOTAL OPER EXP	3.93	3.96	3.43	4.65	127	3.97	3.97	3.44	4.69
FIXED EXPENSES	2.47	1.39	1.08	1.64	126	2.47	1.39	1.08	1.64
TOTAL OPER+FIXED	6.39	5.31	4.79	6.20	127	6.44	5.29	4.79	6.23
LEASING EXP	1.09	.40	.17	.95	112				
TOTAL PAYROLL	.51	.49	.34	.71	94				
TOTAL CONTRACT	1.27	1.35	1.12	1.80	97				

AVG SQFT OFC TEN	4406	122	AVG OFFICE OCCUPANCY	81.1	126
AVG SQFT RET TEN	2867	14	AVG RETAIL OCCUPANCY	72.6	14
AVG SQFT OFC WORK	258	93	AVG RATE YR-END RENT	15.49	118
			RENTABLE GROSS SQFT	.92	65

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.55	92
PAYROLL	.07	11
CONTRACT	.49	92
SUP MAT MISC	.03	64
TRASH REMOVAL	.03	91
REPR MAINT TOTAL	.63	92
PAYROLL	.24	67
ELEVATOR	.10	67
HVAC	.16	92
ELECTRICAL	.02	88
STRUCT ROOF	.04	65
PLUMBING	.01	85
FIRE LIFE SFTY	.02	29
OTHER MAINT SUP	.13	89
UTILITIES TOTAL	1.49	92
ELECTRIC	1.45	92
GAS	.09	10
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.57	1
COAL		
WATER SEWER	.06	92
RDS GNDS SEC TOT	.31	92
RDS GNDS TOTAL	.16	91
RDS GNDS PAYRL	.07	7
RDS GNDS CONTR	.12	81
RDS GNDS OTHER	.04	44
SECURITY TOTAL	.12	67
SEC PAYROLL	.10	12
SEC CONTRACTS	.12	62
SEC OTHER	.01	16

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.85	92
PAYROLL	.31	79
MGMT FEES	.40	86
LEGAL FEES	.03	56
AUDIT FEES	.02	23
GEN OFC EXP	.09	80
OTHER ADM EXP	.05	63
FIXED EXP TOTAL	1.43	92
REAL ESTATE TAX	1.31	92
BUILDING INS	.09	92
PERS PROP TAX	.00	11
OTHER TAXES	.10	17
LEASING EXPENSES	.55	80
ADV PROMOTION	.02	72
COMM FEES	.21	68
TENANT ALTS	.39	69
BUY-OUTS	.11	13
TOTAL PAYROLL	.49	78
CLEANING	.07	11
REPAIR MAINT	.24	62
RDS GROUNDS	.05	6
SECURITY	.10	7
ADMINISTRATIVE	.29	66
TOTAL CONTRACTS	1.40	78
CLEANING	.49	77
REPAIR MAINT	.25	68
RDS GROUNDS	.14	76
SECURITY	.10	74
ADMINISTRATIVE	.46	70

U.S. PRIVATE SECTOR
DALLAS
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	152,832 SQ.FT.						152,832 SQ.FT.	
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	10.42	12.26	6.64	14.97
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.42	12.26	6.64	14.97	4				
MISCELLANEOUS	1.96	2.26			2				
TOTAL INCOME	11.31	12.56	6.64	17.23	4				
EXPENSE									
CLEANING	.46	.54	.32	.63	4	.46	.54	.32	.63
REPAIR-MAINT	.56	.50	.36	.85	4	.56	.50	.36	.85
UTILITIES	1.42	1.71	.94	2.00	4	1.42	1.71	.94	2.00
RDS GNDS SEC	.11	.14			3	.11	.14		
ADMINISTRATIVE	.89	1.05	.43	1.41	4	.89	1.05	.43	1.41
TOTAL OPER EXP	3.42	4.01	2.23	4.88	4	3.42	4.01	2.23	4.88
FIXED EXPENSES	1.31	1.67	.88	1.77	4	1.31	1.67	.88	1.77
TOTAL OPER+FIXED	4.73	5.78	3.16	6.60	4	4.73	5.78	3.16	6.60
LEASING EXP	.52	.52			2				
TOTAL PAYROLL	.73	.73			1				
TOTAL CONTRACT	1.77	1.77			1				

AVG SQFT OFC TEN	3653	4	AVG OFFICE OCCUPANCY	95.6	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	365	4	AVG RATE YR-END RENT	16.00	4
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
DALLAS
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,269,465 SQ.FT.						1,268,674 SQ.FT.	
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					16	12.61	12.08	11.19	13.34
RETAIL AREA	14.97	14.97			1				
OTHER AREA									
TOTAL RENT	12.61	12.08	11.19	13.34	16				
MISCELLANEOUS	.59	.11	.05	1.09	9				
TOTAL INCOME	12.98	12.49	11.26	14.27	16				
EXPENSE									
CLEANING	.58	.57	.56	.63	16	.58	.57	.56	.63
REPAIR-MAINT	.72	.63	.59	.77	16	.72	.63	.59	.77
UTILITIES	1.64	1.58	1.36	1.92	16	1.64	1.58	1.36	1.92
RDS GNDS SEC	.45	.34	.18	.66	16	.45	.34	.18	.66
ADMINISTRATIVE	.91	.70	.59	1.25	16	.91	.70	.59	1.25
TOTAL OPER EXP	4.30	3.95	3.74	4.73	16	4.30	3.95	3.74	4.73
FIXED EXPENSES	1.37	1.37	1.08	1.58	15	1.37	1.37	1.08	1.58
TOTAL OPER+FIXED	5.57	5.28	4.90	6.18	16	5.64	5.28	4.90	6.18
LEASING EXP	.38	.29	.04	.81	15				
TOTAL PAYROLL	.57	.64	.41	.74	12				
TOTAL CONTRACT	1.68	1.45	1.22	2.05	12				

AVG SQFT OFC TEN	4898	15	AVG OFFICE OCCUPANCY	84.8	16
AVG SQFT RET TEN	385	1	AVG RETAIL OCCUPANCY	83.0	1
AVG SQFT OFC WORK	264	12	AVG RATE YR-END RENT	15.58	15
			RENTABLE GROSS SQFT	.94	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.58	9
PAYROLL		
CONTRACT	.54	9
SUP MAT MISC	.03	6
TRASH REMOVAL	.03	9
REPR MAINT TOTAL	.63	9
PAYROLL	.25	6
ELEVATOR	.08	9
HVAC	.20	9
ELECTRICAL	.01	8
STRUCT ROOF	.02	5
PLUMBING	.01	6
FIRE LIFE SFTY	.00	3
OTHER MAINT SUP	.13	9
UTILITIES TOTAL	1.48	9
ELECTRIC	1.44	9
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.04	9
RDS GNDS SEC TOT	.34	9
RDS GNDS TOTAL	.16	9
RDS GNDS PAYRL	.16	1
RDS GNDS CONTR	.14	9
RDS GNDS OTHER	.03	7
SECURITY TOTAL	.08	8
SEC PAYROLL	.91	1
SEC CONTRACTS	.08	8
SEC OTHER	.01	3

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.85	9
PAYROLL	.44	8
MGMT FEES	.57	7
LEGAL FEES	.02	4
AUDIT FEES	.02	1
GEN OFC EXP	.07	6
OTHER ADM EXP	.03	8
FIXED EXP TOTAL	1.41	9
REAL ESTATE TAX	1.26	9
BUILDING INS	.08	9
PERS PROP TAX	.00	1
OTHER TAXES	.96	3
LEASING EXPENSES	.10	9
ADV PROMOTION	.00	6
COMM/FEES	.10	6
TENANT ALTS	.30	6
BUY-OUTS	.11	2
TOTAL PAYROLL	.65	8
CLEANING		
REPAIR MAINT	.25	6
RDS GROUNDS		
SECURITY	.91	1
ADMINISTRATIVE	.49	7
TOTAL CONTRACTS	1.45	8
CLEANING	.56	8
REPAIR MAINT	.31	8
RDS GROUNDS	.14	6
SECURITY	.08	7
ADMINISTRATIVE	.70	6

U.S. PRIVATE SECTOR
DALLAS
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	29 BLDS 5,193,366 SQ.FT.					5,183,302 SQ.FT.			
INCOME	DOLLARS SQ.FT		MID RANGE		# BLDS	DOLLAR SQ.FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					27	12.71	11.70	9.82	14.42
RETAIL AREA	19.80	24.58			2				
OTHER AREA									
TOTAL RENT	12.73	11.70	9.82	14.42	27				
MISCELLANEOUS	.85	.42	.19	.67	20				
TOTAL INCOME	13.37	12.14	9.82	17.29	27				
EXPENSE									
CLEANING	.60	.56	.49	.69	29	.58	.54	.48	.68
REPAIR MAINT	.76	.61	.49	.87	29	.74	.61	.49	.87
UTILITIES	1.52	1.56	1.30	1.71	29	1.52	1.56	1.31	1.72
RDS GNDS SEC	.36	.31	.20	.53	29	.36	.31	.20	.53
ADMINISTRATIVE	1.09	.93	.65	1.34	29	1.09	.93	.65	1.34
TOTAL OPER EXP	4.32	4.22	3.70	4.90	29	4.29	4.22	3.70	4.79
FIXED EXPENSES	1.42	1.43	1.12	1.58	29	1.42	1.43	1.12	1.58
TOTAL OPER+FIXED	5.74	5.62	5.08	6.33	29	5.71	5.59	5.08	6.33
LEASING EXP	1.33	.43	.23	1.48	27				
TOTAL PAYROLL	.52	.56	.36	.72	21				
TOTAL CONTRACT	1.48	1.38	1.21	1.86	21				

AVG SQFT OFC TEN	4264	29	AVG OFFICE OCCUPANCY	84.0	29
AVG SQFT RET TEN	1724	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	295	19	AVG RATE YR-END RENT	15.52	25
			RENTABLE GROSS SQFT	.94	17

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.53	20
PAYROLL	.06	5
CONTRACT	.49	20
SUP MAT MISC	.03	15
TRASH REMOVAL	.02	19
REPR MAINT TOTAL	.66	20
PAYROLL	.25	17
ELEVATOR	.12	20
HVAC	.15	20
ELECTRICAL	.02	19
STRUCT ROOF	.04	12
PLUMBING	.01	20
FIRE LIFE SFTY	.02	12
OTHER MAINT SUP	.10	20
UTILITIES TOTAL	1.52	20
ELECTRIC	1.44	20
GAS	.21	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.06	20
RDS GNDS SEC TOT	.36	20
RDS GNDS TOTAL	.15	20
RDS GNDS PAYRL	.05	3
RDS GNDS CONTR	.12	20
RDS GNDS OTHER	.04	13
SECURITY TOTAL	.16	20
SEC PAYROLL	.10	1
SEC CONTRACTS	.16	20
SEC OTHER	.02	4

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.90	20
PAYROLL	.27	18
MGMT FEES	.45	19
LEGAL FEES	.04	19
AUDIT FEES	.03	6
GEN OFC EXP	.11	19
OTHER ADM EXP	.05	14
FIXED EXP TOTAL	1.52	20
REAL ESTATE TAX	1.39	20
BUILDING INS	.12	20
PERS PROP TAX	.00	9
OTHER TAXES	.09	8
LEASING EXPENSES	.59	18
ADV PROMOTION	.02	17
COMM FEES	.22	16
TENANT ALTS	.40	13
BUY-OUTS	.08	7
TOTAL PAYROLL	.49	17
CLEANING	.06	5
REPAIR MAINT	.25	16
RDS GROUNDS	.05	3
SECURITY	.10	1
ADMINISTRATIVE	.24	15
TOTAL CONTRACTS	1.40	17
CLEANING	.50	16
REPAIR MAINT	.22	15
RDS GROUNDS	.12	17
SECURITY	.19	17
ADMINISTRATIVE	.47	17

U.S. PRIVATE SECTOR
DALLAS
SUBURBAN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 2,388,324 SQ.FT.					2,362,014 SQ.FT.			
INCOME	DOLLARS SQ.FT		MID RANGE		# BLDS	DOLLAR SQ.FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	10.32	7.42	6.79	14.29
RETAIL AREA	1.55	1.55			1				
OTHER AREA									
TOTAL RENT	10.27	7.42	6.82	14.17	5				
MISCELLANEOUS	.44	.05	.03	1.10	5				
TOTAL INCOME	10.71	7.47	6.99	15.14	5				
EXPENSE									
CLEANING	.52	.49	.41	.64	6	.52	.50	.41	.65
REPAIR MAINT	.42	.40	.35	.51	6	.42	.41	.35	.51
UTILITIES	1.28	1.28	1.09	1.46	6	1.29	1.28	1.09	1.49
RDS GNDS SEC	.34	.23	.11	.63	6	.34	.23	.11	.63
ADMINISTRATIVE	1.06	.96	.67	1.57	6	1.06	.98	.67	1.57
TOTAL OPER EXP	3.62	3.39	2.86	4.55	6	3.65	3.41	2.86	4.63
FIXED EXPENSES	1.40	1.40	1.16	1.65	6	1.40	1.40	1.16	1.65
TOTAL OPER+FIXED	5.02	4.75	4.06	6.20	6	5.05	4.77	4.06	6.28
LEASING EXP	1.40	1.39	.40	2.32	4				
TOTAL PAYROLL	.54	.40	.35	.70	4				
TOTAL CONTRACT	1.04	.84	.77	1.26	4				

AVG SQFT OFC TEN	5479	5	AVG OFFICE OCCUPANCY	77.8	5
AVG SQFT RET TEN	1731	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	292	3	AVG RATE YR-END RENT	16.64	5
			RENTABLE GROSS SQFT	.95	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.57	5
PAYROLL	.55	1
CONTRACT	.42	5
SUP MAT MISC	.05	4
TRASH REMOVAL	.02	5
REPR MAINT TOTAL	.41	5
PAYROLL	.35	2
ELEVATOR	.11	5
HVAC	.18	5
ELECTRICAL	.04	5
STRUCT ROOF	.03	3
PLUMBING	.01	4
FIRE LIFE SFTY	.02	2
OTHER MAINT SUP	.11	4
UTILITIES TOTAL	1.35	5
ELECTRIC	1.16	5
GAS	.09	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.57	1
COAL		
WATER SEWER	.05	5
RDS. GNDS. SEC TOT	.41	5
RDS GNDS TOTAL	.12	4
RDS GNDS PAYRL	.09	1
RDS GNDS CONTR	.08	4
RDS GNDS OTHER	.23	2
SECURITY TOTAL	.23	5
SEC PAYROLL	.28	1
SEC CONTRACTS	.18	4
SEC OTHER	.02	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.78	5
PAYROLL	.36	5
MGMT FEES	.38	4
LEGAL FEES	.03	4
AUDIT FEES	.02	2
GEN OFC EXP	.18	5
OTHER ADM EXP	.16	3
FIXED EXP TOTAL	1.42	5
REAL ESTATE TAX	1.35	5
BUILDING INS	.08	5
PERS PROP TAX	.00	1
OTHER TAXES		
LEASING EXPENSES	2.28	3
ADV PROMOTION	.16	3
COMM FEES	.21	3
TENANT ALTS	1.91	3
BUY-OUTS		
TOTAL PAYROLL	.65	4
CLEANING	.55	1
REPAIR MAINT	.35	2
RDS GROUNDS	.09	1
SECURITY		
ADMINISTRATIVE	.35	4
TOTAL CONTRACTS	1.26	4
CLEANING	.40	4
REPAIR MAINT	.24	3
RDS GROUNDS	.32	2
SECURITY	.16	4
ADMINISTRATIVE	.40	4

U.S. PRIVATE SECTOR
DAYTON
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	738,502 SQ FT				700,652 SQ. FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	7.46	7.66		
RETAIL AREA	8.20	8.20			1				
OTHER AREA	37.78	37.78			1				
TOTAL RENT	7.54	7.75			2				
MISCELLANEOUS	.19	.19			1				
TOTAL INCOME	7.82	7.84			2				
EXPENSE									
CLEANING	.70	.52			3	.73	.52		
REPAIR-MAINT	1.03	1.10			3	1.08	1.16		
UTILITIES	1.58	1.69			3	1.63	1.69		
RDS GNDS SEC	.55	.31			3	.55	.31		
ADMINISTRATIVE	.52	.46			3	.52	.46		
TOTAL OPER EXP	4.38	3.54			3	4.57	3.55		
FIXED EXPENSES	.38	.55			3	.38	.55		
TOTAL OPER+FIXED	4.76	4.57			3	4.95	4.57		
LEASING EXP	.17	.17			2				
TOTAL PAYROLL	1.51	1.25			3				
TOTAL CONTRACT	.70	.68			3				

AVG SQFT OFC TEN	5260	3	AVG OFFICE OCCUPANCY	89.3	3
AVG SQFT RET TEN	2928	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	253	2	AVG RATE YR-END RENT	11.00	2
			RENTABLE GROSS SQFT	.82	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL					
PAYROLL			FIXED EXP TOTAL		
ELEVATOR			REAL ESTATE TAX		
HVAC			BUILDING INS		
ELECTRICAL			PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING					
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL			TENANT ALTS		
ELECTRIC					
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
DENVER
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	8,644,325 SQ.FT.				8,474,083 SQ.FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					21	12.25	11.42	7.82	15.82
RETAIL AREA	8.09	12.24	1.62	17.05	7				
OTHER AREA	9.82	17.30			2				
TOTAL RENT	13.39	11.69	8.44	15.87	21				
MISCELLANEOUS	.82	.10	.04	.65	14				
TOTAL INCOME	13.98	12.36	9.51	15.87	21				
EXPENSE									
CLEANING	.61	.62	.55	.71	23	.62	.62	.55	.74
REPAIR-MAINT	.91	.92	.70	1.22	23	.92	.92	.70	1.22
UTILITIES	1.34	1.41	1.24	1.73	23	1.35	1.41	1.24	1.80
RDS GNDS SEC	.35	.30	.18	.50	22	.35	.30	.18	.50
ADMINISTRATIVE	.58	.49	.38	.72	23	.58	.49	.38	.72
TOTAL OPER EXP	3.79	3.90	3.63	4.46	23	3.84	4.01	3.74	4.68
FIXED EXPENSES	1.22	1.21	1.10	1.41	23	1.22	1.21	1.10	1.41
TOTAL OPER+FIXED	5.01	5.29	4.56	5.71	23	5.06	5.42	4.56	5.71
LEASING EXP	.54	.15	.06	.92	18				
TOTAL PAYROLL	.69	.82	.44	1.00	20				
TOTAL CONTRACT	1.06	1.08	.79	1.34	20				

AVG SQFT OFC TEN	11852	21	AVG OFFICE OCCUPANCY	78.5	22
AVG SQFT RET TEN	2218	8	AVG RETAIL OCCUPANCY	70.4	9
AVG SQFT OFC WORK	269	19	AVG RATE YR-END RENT	13.84	21
			RENTABLE GROSS SQFT	.89	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.66	13	ADMIN TOTAL	.57	13
PAYROLL	.05	3	PAYROLL	.23	7
CONTRACT	.51	13	MGMT FEES	.37	10
SUP MAT MISC	.03	11	LEGAL FEES	.03	10
TRASH REMOVAL	.03	12	AUDIT FEES	.05	7
			GEN OFC EXP	.02	11
			OTHER ADM EXP	.04	11
REPR MAINT TOTAL	1.06	13			
PAYROLL	.40	13	FIXED EXP TOTAL	1.21	13
ELEVATOR	.16	13	REAL ESTATE TAX	1.06	13
HVAC	.13	13	BUILDING INS	.11	13
ELECTRICAL	.02	11	PERS PROP TAX	.01	13
STRUCT ROOF	.00	3	OTHER TAXES	.03	4
PLUMBING	.01	8			
FIRE LIFE SFTY	.03	9	LEASING EXPENSES	.09	8
OTHER MAINT SUP	.17	13	ADV PROMOTION	.00	5
			COMM FEES	.07	6
UTILITIES TOTAL	1.46	13	TENANT ALTS	.73	5
ELECTRIC	1.21	13			
GAS	.30	2	BUY-OUTS		
FUEL OIL	.25	1			
PURCH STEAM	.27	3	TOTAL PAYROLL	.87	11
PURCH CH WTR			CLEANING	.05	3
COAL			REPAIR MAINT	.40	11
WATER SEWER	.02	12	RDS GROUNDS	.04	3
			SECURITY	.37	6
RDS GNDS SEC TOT	.32	13	ADMINISTRATIVE	.21	6
RDS GNDS TOTAL	.04	12			
RDS GNDS PAYRL	.04	3	TOTAL CONTRACTS	1.21	11
RDS GNDS CONTR	.04	8	CLEANING	.51	11
RDS GNDS OTHER	.01	7	REPAIR MAINT	.32	9
SECURITY TOTAL	.29	12	RDS GROUNDS	.02	8
SEC PAYROLL	.37	6	SECURITY	.07	11
SEC CONTRACTS	.09	12	ADMINISTRATIVE	.41	8
SEC OTHER	.02	6			

U.S. PRIVATE SECTOR
DENVER
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	92,585 SQ.FT.				92,585 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.50	.60			3	.50	.60		
REPAIR-MAINT	.91	1.12			3	.91	1.12		
UTILITIES	1.80	1.90			3	1.80	1.90		
RDS GNDS SEC	.18	.17			2	.18	.17		
ADMINISTRATIVE	.48	.48			3	.48	.48		
TOTAL OPER EXP	3.86	4.38			3	3.86	4.38		
FIXED EXPENSES	.62	.47			3	.62	.47		
TOTAL OPER+FIXED	4.48	4.45			3	4.48	4.45		
LEASING EXP	.08	.07			3				
TOTAL PAYROLL	.46	.46			2				
TOTAL CONTRACT	.95	.94			2				

AVG SQFT OFC TEN	3029	2	AVG OFFICE OCCUPANCY	57.4	2
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	194	2	AVG RATE YR-END RENT	8.50	2
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM/FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
DENVER
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	992,449 SQ.FT.				943,958 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	13.28	12.58	9.39	19.65
RETAIL AREA	13.78	11.16			2				
OTHER AREA	28.26	28.26			1				
TOTAL RENT	13.22	12.22	9.40	18.85	8				
MISCELLANEOUS	.16	.16			2				
TOTAL INCOME	13.27	12.22	9.51	18.89	8				
EXPENSE									
CLEANING	.62	.62	.52	.70	5	.65	.66	.55	.76
REPAIR-MAINT	.91	.78	.56	1.24	8	.95	.78	.64	1.32
UTILITIES	1.54	1.53	1.25	1.94	8	1.62	1.73	1.25	2.04
RDS GNDS SEC	.41	.42	.21	.60	5	.41	.42	.21	.60
ADMINISTRATIVE	.63	.59	.25	1.17	8	.63	.59	.25	1.17
TOTAL OPER EXP	4.11	4.10	3.55	4.73	8	4.32	4.60	3.59	5.01
FIXED EXPENSES	1.30	1.21	1.13	1.48	6	1.30	1.21	1.13	1.48
TOTAL OPER+FIXED	5.40	5.57	4.72	5.90	8	5.61	5.87	4.94	6.20
LEASING EXP	4.46	4.35			7				
TOTAL PAYROLL	.73	.67	.23	1.18	8				
TOTAL CONTRACT	1.40	1.40	.88	1.89	8				

AVG SQFT OFC TEN	5322	6	AVG OFFICE OCCUPANCY	79.5	6
AVG SQFT RET TEN	1739	3	AVG RETAIL OCCUPANCY	79.2	3
AVG SQFT OFC WORK	244	6	AVG RATE YR-END RENT	12.10	5
			RENTABLE GROSS SQFT	.91	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.66	5	ADMIN TOTAL	.61	5
PAYROLL	.05	1	PAYROLL	.24	3
CONTRACT	.59	5	MGMT FEES	.53	4
SUP MAT MISC	.02	4	LEGAL FEES	.11	3
TRASH REMOVAL	.03	5	AUDIT FEES	.06	3
			GEN OFC EXP	.04	5
REPR MAINT TOTAL	.84	5	OTHER ADM EXP	.03	3
PAYROLL	.48	5			
ELEVATOR	.08	5	FIXED EXP TOTAL	1.24	5
HVAC	.13	5	REAL ESTATE TAX	1.06	5
ELECTRICAL	.02	5	BUILDING INS	.17	5
STRUCT ROOF	.00	2	PERS PROP TAX	.00	5
PLUMBING	.00	4	OTHER TAXES	.01	1
FIRE LIFE SFTY	.04	4			
OTHER MAINT SUP	.17	5	LEASING EXPENSES	4.71	1
			ADV PROMOTION		
UTILITIES TOTAL	1.64	5	COMM/FEES	2.21	1
ELECTRIC	1.63	5	TENANT ALTS	2.50	1
GAS	.29	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.87	5
PURCH CH WTR			CLEANING	.05	1
COAL			REPAIR MAINT	.48	5
WATER SEWER	.03	5	RDS GROUNDS	.07	2
			SECURITY	.35	3
RDS GNDS SEC TOT	.34	5	ADMINISTRATIVE	.24	3
RDS GNDS TOTAL	.05	4			
RDS GNDS PAYRL	.07	2	TOTAL CONTRACTS	1.55	5
RDS GNDS CONTR	.03	3	CLEANING	.59	5
RDS GNDS OTHER	.01	2	REPAIR MAINT	.22	4
SECURITY TOTAL	.31	5	RDS GROUNDS	.03	3
SEC PAYROLL	.35	3	SECURITY	.04	5
SEC CONTRACTS	.01	5	ADMINISTRATIVE	.68	4
SEC OTHER	.03	3			

U.S. PRIVATE SECTOR
DENVER
DOWNTOWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 3,603,425 SQ.FT.					3,529,468 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	11.08	11.49	7.77	14.30
RETAIL AREA	3.49	6.93	1.23	12.35	4				
OTHER AREA									
TOTAL RENT	11.18	11.62	8.03	14.17	8				
MISCELLANEOUS	.24	.08	.05	.50	7				
TOTAL INCOME	11.39	12.01	8.32	14.26	8				
EXPENSE									
CLEANING	.59	.58	.52	.71	8	.60	.59	.54	.71
REPAIR-MAINT	.96	.91	.78	1.20	8	.98	.91	.79	1.21
UTILITIES	1.39	1.29	1.25	1.46	8	1.39	1.29	1.25	1.47
RDS GNDS SEC	.40	.22	.20	.42	8	.40	.22	.20	.42
ADMINISTRATIVE	.48	.42	.38	.63	8	.48	.42	.38	.63
TOTAL OPER EXP	3.82	3.79	3.63	4.11	8	3.86	3.81	3.63	4.17
FIXED EXPENSES	1.18	1.34	1.12	1.41	8	1.18	1.34	1.12	1.41
TOTAL OPER+FIXED	5.00	5.19	4.59	5.38	8	5.04	5.19	4.59	5.44
LEASING EXP	.43	.20	.09	.97	6				
TOTAL PAYROLL	.81	.91	.62	1.00	8				
TOTAL CONTRACT	1.01	.91	.65	1.26	8				

AVG SQFT OFC TEN	10533	7	AVG OFFICE OCCUPANCY	76.4	8
AVG SQFT RET TEN	4467	4	AVG RETAIL OCCUPANCY	78.5	4
AVG SQFT OFC WORK	266	7	AVG RATE YR-END RENT	14.53	8
			RENTABLE GROSS SQFT	.91	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
DENVER
DOWNTOWN MORE THAN 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 3,780,846 SQ.FT.					3,733,031 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	13.32	11.76	7.82	18.07
RETAIL AREA	21.34	21.34			1				
OTHER AREA	6.34	6.34			1				
TOTAL RENT	15.79	15.49	11.41	16.31	4				
MISCELLANEOUS	1.67	.80			3				
TOTAL INCOME	16.90	15.50	13.81	16.71	4				
EXPENSE									
CLEANING	.63	.64	.55	.72	4	.64	.65	.55	.73
REPAIR-MAINT	.84	.89	.59	1.02	4	.85	.90	.60	1.02
UTILITIES	1.22	1.25	1.12	1.38	4	1.22	1.25	1.12	1.39
RDS GNDS SEC	.28	.31	.23	.34	4	.28	.31	.23	.34
ADMINISTRATIVE	.66	.70	.44	.91	4	.66	.70	.44	.91
TOTAL OPER EXP	3.63	3.71	3.29	4.03	4	3.66	3.77	3.35	4.03
FIXED EXPENSES	1.26	1.23	1.20	1.37	4	1.26	1.23	1.20	1.37
TOTAL OPER+FIXED	4.89	5.07	4.52	5.37	4	4.92	5.12	4.58	5.37
LEASING EXP	.19	.07	.02	.52	4				
TOTAL PAYROLL	.49	.77			3				
TOTAL CONTRACT	1.01	.92			3				

AVG SQFT OFC TEN	27046	4	AVG OFFICE OCCUPANCY	81.1	4
AVG SQFT RET TEN	737	1	AVG RETAIL OCCUPANCY	41.2	2
AVG SQFT OFC WORK	286	3	AVG RATE YR-END RENT	18.50	4
			RENTABLE GROSS SQFT	.85	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.66	3
PAYROLL	.23	2
CONTRACT	.42	3
SUP MAT MISC	.03	3
TRASH REMOVAL	.02	3
REPR MAINT TOTAL	.80	3
PAYROLL	.24	3
ELEVATOR	.21	3
HVAC	.05	3
ELECTRICAL	.04	3
STRUCT ROOF	.00	1
PLUMBING	.02	3
FIRE LIFE SFTY	.02	2
OTHER MAINT SUP	.12	3
UTILITIES TOTAL	1.24	3
ELECTRIC	1.19	3
GAS		
FUEL OIL		
PURCH STEAM	.15	2
PURCH CH WTR		
COAL		
WATER SEWER	.02	3
RDS GNDS SEC TOT	.32	3
RDS GNDS TOTAL	.08	3
RDS GNDS PAYRL	.04	1
RDS GNDS CONTR	.05	2
RDS GNDS OTHER	.01	2
SECURITY TOTAL	.28	3
SEC PAYROLL	.07	1
SEC CONTRACTS	.28	3
SEC OTHER	.01	2
ADMIN TOTAL	.77	3
PAYROLL	.21	2
MGMT FEES	.37	3
LEGAL FEES	.02	3
AUDIT FEES	.00	2
GEN OFC EXP	.03	2
OTHER ADM EXP	.12	3
FIXED EXP TOTAL	1.21	3
REAL ESTATE TAX	1.10	3
BUILDING INS	.07	3
PERS PROP TAX	.00	3
OTHER TAXES	.06	2
LEASING EXPENSES	.03	3
ADV PROMOTION	.00	2
COMM FEES	.00	1
TENANT ALTS	.06	2
BUY-OUTS		
TOTAL PAYROLL	.51	2
CLEANING	.23	2
REPAIR MAINT	.14	2
RDS GROUNDS	.01	1
SECURITY	.07	1
ADMINISTRATIVE	.19	1
TOTAL CONTRACTS	1.01	2
CLEANING	.29	2
REPAIR MAINT	.51	1
RDS GROUNDS	.02	1
SECURITY	.16	2
ADMINISTRATIVE	.29	2

U.S. PRIVATE SECTOR
DENVER
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	50 BLDS 4,163,168 SQ FT					4,087,240 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					33	13.73	13.15	9.25	15.93
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.54	13.60	9.25	15.93	36				
MISCELLANEOUS	.82	.28	.05	.93	13				
TOTAL INCOME	13.93	13.72	9.25	16.83	38				
EXPENSE									
CLEANING	.50	.57	.41	.74	50	.50	.59	.41	.74
REPAIR-MAINT	.54	.65	.45	.81	50	.55	.65	.45	.81
UTILITIES	1.45	1.55	1.18	1.89	50	1.46	1.55	1.21	1.89
RDS GNDS SEC	.37	.27	.18	.50	48	.37	.27	.18	.50
ADMINISTRATIVE	.57	.52	.43	.61	50	.57	.52	.43	.61
TOTAL OPER EXP	3.43	3.44	3.05	4.25	50	3.47	3.48	3.05	4.25
FIXED EXPENSES	1.46	1.36	1.10	1.68	50	1.48	1.36	1.10	1.68
TOTAL OPER+FIXED	4.89	4.77	4.25	5.84	50	4.92	4.84	4.25	5.84
LEASING EXP	.19	.09	.02	.33	24				
TOTAL PAYROLL	.36	.30	.15	.39	15				
TOTAL CONTRACT	1.42	1.44	1.16	1.99	23				

AVG SQFT OFC TEN	7547	44	AVG OFFICE OCCUPANCY	85.9	44
AVG SQFT RET TEN	2444	3	AVG RETAIL OCCUPANCY	95.1	3
AVG SQFT OFC WORK	249	33	AVG RATE YR-END RENT	13.44	37
			RENTABLE GROSS SQFT	.89	12

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.59	37	ADMIN TOTAL	.52	37
PAYROLL	.04	6	PAYROLL	.38	8
CONTRACT	.54	30	MGMT FEES	.47	36
SUP MAT MISC	.04	32	LEGAL FEES	.01	22
TRASH REMOVAL	.03	33	AUDIT FEES	.01	11
			GEN OFC EXP	.01	19
REPR MAINT TOTAL	.59	37	OTHER ADM EXP	.01	15
PAYROLL	.26	20			
ELEVATOR	.04	30	FIXED EXP TOTAL	1.36	37
HVAC	.11	36	REAL ESTATE TAX	1.27	37
ELECTRICAL	.03	33	BUILDING INS	.10	37
STRUCT ROOF	.03	24	PERS PROP TAX	.01	11
PLUMBING	.01	33	OTHER TAXES	.01	4
FIRE LIFE SFTY	.01	12			
OTHER MAINT SUP	.13	34	LEASING EXPENSES	.22	18
			ADV PROMOTION	.05	12
UTILITIES TOTAL	1.55	37	COMM FEES	.14	16
ELECTRIC	1.31	37	TENANT ALTS	.05	13
GAS	.25	21	BUY-OUTS		
FUEL OIL	.01	1			
PURCH STEAM			TOTAL PAYROLL	.29	11
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.24	10
WATER SEWER	.08	32	RDS GROUNDS		
			SECURITY	.06	1
RDS GNDS SEC TOT	.28	37	ADMINISTRATIVE	.43	2
RDS GNDS TOTAL	.21	37			
RDS GNDS PAYRL	.12	1	TOTAL CONTRACTS	1.51	19
RDS GNDS CONTR	.14	26	CLEANING	.57	19
RDS GNDS OTHER	.04	24	REPAIR MAINT	.27	18
SECURITY TOTAL	.13	20	RDS GROUNDS	.14	19
SEC PAYROLL	.03	2	SECURITY	.12	13
SEC CONTRACTS	.13	20	ADMINISTRATIVE	.51	18
SEC OTHER	.02	1			

U.S. PRIVATE SECTOR
DENVER
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 292,235 SQ FT					288,233 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	10.91	10.44	5.42	17.51
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.90	10.44	5.42	16.98	8				
MISCELLANEOUS	.40	.39			2				
TOTAL INCOME	11.04	10.44	5.42	17.37	8				
EXPENSE									
CLEANING	.65	.66	.45	.79	11	.66	.66	.45	.79
REPAIR-MAINT	.77	.70	.59	.99	11	.78	.70	.59	.99
UTILITIES	1.50	1.55	1.32	1.82	11	1.52	1.60	1.32	1.82
RDS GNDS SEC	.32	.21	.18	.50	9	.32	.21	.18	.50
ADMINISTRATIVE	.64	.45	.43	.62	11	.64	.45	.43	.62
TOTAL OPER EXP	3.83	3.39	3.13	4.42	11	3.89	3.39	3.13	4.42
FIXED EXPENSES	1.15	1.22	.98	1.50	11	1.15	1.22	.98	1.50
TOTAL OPER+FIXED	4.99	4.58	4.21	5.97	11	5.04	4.58	4.21	5.97
LEASING EXP	.59	.47			2				
TOTAL PAYROLL	.34	.34			2				
TOTAL CONTRACT	1.82	1.39	1.35	2.07	4				

AVG SQFT OFC TEN	3581	7	AVG OFFICE OCCUPANCY	83.8	7
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	237	7	AVG RATE YR-END RENT	12.72	7
			RENTABLE GROSS SQFT	.88	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.79	3	ADMIN TOTAL	.44	3
PAYROLL			PAYROLL	.38	1
CONTRACT	.55	3	MGMT FEES	.43	2
SUP MAT MISC	.12	2	LEGAL FEES	.00	1
TRASH REMOVAL	.09	2	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	.59	3	OTHER ADM EXP	.04	2
PAYROLL					
ELEVATOR	.05	2	FIXED EXP TOTAL	1.29	3
HVAC	.20	2	REAL ESTATE TAX	1.19	3
ELECTRICAL	.01	2	BUILDING INS	.05	3
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.00	2	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.33	3	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.55	3	COMM FEES		
ELECTRIC	1.20	3	TENANT ALTS		
GAS	.30	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.38	1
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER	.14	2	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.50	3	ADMINISTRATIVE	.38	1
RDS GNDS TOTAL	.45	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.35	2
RDS GNDS CONTR	.45	3	CLEANING	.49	2
RDS GNDS OTHER			REPAIR MAINT	.59	1
SECURITY TOTAL	.05	1	RDS GROUNDS	.34	2
SEC PAYROLL			SECURITY	.05	1
SEC CONTRACTS	.05	1	ADMINISTRATIVE	.40	1
SEC OTHER					

U.S. PRIVATE SECTOR
DENVER
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 831,067 SQ FT.					831,067 SQ FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	13.87	14.35	10.74	16.83
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14.22	14.76	11.60	16.83	10				
MISCELLANEOUS	.21	.07	.02	.35	4				
TOTAL INCOME	14.29	14.76	11.83	16.83	10				
EXPENSE									
CLEANING	.52	.60	.31	.72	10	.52	.60	.31	.72
REPAIR-MAINT	.73	.70	.58	.86	10	.73	.70	.58	.86
UTILITIES	1.82	1.87	1.48	2.00	10	1.82	1.87	1.48	2.00
RDS GNDS SEC	.35	.29	.16	.51	10	.35	.29	.16	.51
ADMINISTRATIVE	.53	.52	.44	.59	10	.53	.52	.44	.59
TOTAL OPER EXP	3.95	4.02	3.46	4.23	10	3.95	4.02	3.46	4.23
FIXED EXPENSES	1.53	1.54	1.28	1.75	10	1.53	1.54	1.28	1.75
TOTAL OPER+FIXED	5.48	5.30	5.03	5.94	10	5.48	5.30	5.03	5.94
LEASING EXP	.22	.28	.13	.33	4				
TOTAL PAYROLL	.33	.35	.29	.38	4				
TOTAL CONTRACT	1.44	1.55	1.00	1.85	5				

AVG SQFT OFC TEN	6315	10	AVG OFFICE OCCUPANCY	92.7	10
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	317	5	AVG RATE YR-END RENT	12.61	7
			RENTABLE GROSS SQFT	.89	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.60	10	ADMIN TOTAL	.52	10
PAYROLL			PAYROLL		
CONTRACT	.53	10	MGMT FEES	.48	10
SUP MAT MISC	.04	9	LEGAL FEES	.01	4
TRASH REMOVAL	.03	10	AUDIT FEES	.02	1
			GEN OFC EXP	.07	4
REPR MAINT TOTAL	.70	10	OTHER ADM EXP	.01	5
PAYROLL	.33	7			
ELEVATOR	.02	10	FIXED EXP TOTAL	1.54	10
HVAC	.14	10	REAL ESTATE TAX	1.45	10
ELECTRICAL	.03	10	BUILDING INS	.09	10
STRUCT ROOF	.05	6	PERS PROP TAX	.00	3
PLUMBING	.01	7	OTHER TAXES	.01	4
FIRE LIFE SFTY	.01	4			
OTHER MAINT SUP	.13	10	LEASING EXPENSES	.28	4
			ADV PROMOTION	.04	4
UTILITIES TOTAL	1.87	10	COMM FEES	.16	3
ELECTRIC	1.58	10	TENANT ALTS	.06	3
GAS	.18	5	BUY-OUTS		
FUEL OIL	.01	1			
PURCH STEAM			TOTAL PAYROLL	.35	4
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.35	4
WATER SEWER	.14	10	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.29	10	ADMINISTRATIVE		
RDS GNDS TOTAL	.24	10			
RDS GNDS PAYRL	.12	1	TOTAL CONTRACTS	1.55	5
RDS GNDS CONTR	.13	10	CLEANING	.82	5
RDS GNDS OTHER	.18	5	REPAIR MAINT	.19	5
SECURITY TOTAL	.13	9	RDS GROUNDS	.12	5
SEC PAYROLL			SECURITY	.12	4
SEC CONTRACTS	.13	9	ADMINISTRATIVE	.46	5
SEC OTHER					

U.S. PRIVATE SECTOR
DENVER
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 1,441,870 SQ.FT.					1,441,870 SQ FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	12.21	11.20	9.08	15.83
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.21	11.20	9.08	15.83	9				
MISCELLANEOUS	1.82	.95	.45	4.54	5				
TOTAL INCOME	13.13	11.20	9.06	17.57	9				
EXPENSE									
CLEANING	.55	.55	.45	.71	9	.55	.55	.45	.71
REPAIR-MAINT	.52	.53	.35	.66	9	.52	.53	.35	.66
UTILITIES	1.12	1.10	1.02	1.56	9	1.12	1.10	1.02	1.56
RDS GNDS SEC	.28	.28	.23	.37	9	.28	.28	.23	.37
ADMINISTRATIVE	.53	.52	.42	.63	9	.53	.52	.42	.63
TOTAL OPER EXP	3.00	3.11	2.51	3.51	9	3.00	3.11	2.51	3.51
FIXED EXPENSES	1.57	1.43	1.26	1.87	9	1.57	1.43	1.26	1.87
TOTAL OPER+FIXED	4.57	4.52	4.05	5.24	9	4.57	4.52	4.05	5.24
LEASING EXP	.28	.09	.05	.61	5				
TOTAL PAYROLL	.32	.16	.12	.52	5				
TOTAL CONTRACT	1.37	1.28	.99	1.96	7				

AVG SQFT OFC TEN	11439	9	AVG OFFICE OCCUPANCY	84.9	9
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	307	8	AVG RATE YR-END RENT	16.08	8
			RENTABLE GROSS SQFT	.89	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.55	7	ADMIN TOTAL	.52	7
PAYROLL			PAYROLL	.49	1
CONTRACT	.50	7	MGMT FEES	.50	7
SUP MAT MISC	.02	7	LEGAL FEES	.03	3
TRASH REMOVAL	.02	7	AUDIT FEES	.01	5
			GEN OFC EXP	.03	3
REPR MAINT TOTAL	.53	7	OTHER ADM EXP	.02	1
PAYROLL	.16	3			
ELEVATOR	.06	7	FIXED EXP TOTAL	1.38	7
HVAC	.06	7	REAL ESTATE TAX	1.25	7
ELECTRICAL	.01	7	BUILDING INS	.06	7
STRUCT ROOF	.03	2	PERS PROP TAX	.02	5
PLUMBING	.00	7	OTHER TAXES		
FIRE LIFE SFTY	.01	6			
OTHER MAINT SUP	.28	7	LEASING EXPENSES	.24	4
			ADV PROMOTION	.05	2
UTILITIES TOTAL	1.43	7	COMM FEES	.07	3
ELECTRIC	1.03	7	TENANT ALTS	.18	4
GAS	.23	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.16	3
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.16	3
WATER SEWER	.07	7	RDS. GROUNDS		
			SECURITY	.06	1
RDS. GNDS SEC TOT	.28	7	ADMINISTRATIVE	.49	1
RDS GNDS TOTAL	.18	7			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.52	6
RDS GNDS CONTR	.14	7	CLEANING	.56	6
RDS GNDS OTHER	.02	5	REPAIR MAINT	.31	6
SECURITY TOTAL	.12	6	RDS GROUNDS	.14	6
SEC PAYROLL	.06	1	SECURITY	.10	5
SEC CONTRACTS	.10	6	ADMINISTRATIVE	.48	6
SEC OTHER	.02	1			

U.S. PRIVATE SECTOR
DENVER
SUBURBAN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,173,213 SQ.FT.					1,138,640 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	17.88	18.12		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15.46	15.61			3				
MISCELLANEOUS	.13	.12			2				
TOTAL INCOME	15.54	15.80			3				
EXPENSE									
CLEANING	.38	.49			3	.39	.49		
REPAIR-MAINT	.32	.28			3	.33	.28		
UTILITIES	1.61	1.33			3	1.61	1.33		
RDS GNDS SEC	.49	.24			3	.49	.24		
ADMINISTRATIVE	.66	.60			3	.66	.60		
TOTAL OPER EXP	3.46	2.89			3	3.52	2.89		
FIXED EXPENSES	1.34	1.45			3	1.34	1.45		
TOTAL OPER+FIXED	4.80	4.34			3	4.86	4.34		
LEASING EXP	.00	.00			1				
TOTAL PAYROLL	.45	.42			2				
TOTAL CONTRACT	1.23	1.25			2				

AVG SQFT OFC TEN	9924	3	AVG OFFICE OCCUPANCY	88.0	3
AVG SQFT RET TEN	3181	1	AVG RETAIL OCCUPANCY	92.0	1
AVG SQFT OFC WORK	193	3	AVG RATE YR-END RENT	13.17	3
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS. GNDS. SEC TOT		
RDS. GNDS TOTAL		
RDS. GNDS PAYRL		
RDS. GNDS CONTR		
RDS. GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM. FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS. GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
DES MOINES
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 2,150,449 SQ.FT.					1,894,306 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	9.68	9.56	5.94	10.74
RETAIL AREA	9.28	9.83			3				
OTHER AREA	6.00	6.00			1				
TOTAL RENT	9.73	9.68	6.28	10.85	6				
MISCELLANEOUS	.53	.16	.03	1.04	6				
TOTAL INCOME	10.26	10.06	6.40	11.56	6				
EXPENSE									
CLEANING	.87	.77	.68	1.19	10	.99	.84	.72	1.19
REPAIR-MAINT	1.27	1.49	.95	2.09	10	1.43	1.54	1.01	2.21
UTILITIES	1.77	2.06	1.64	2.22	10	1.99	2.09	1.80	2.27
RDS. GNDS. SEC	.30	.24	.11	.39	9	.30	.24	.11	.39
ADMINISTRATIVE	.35	.28	.14	.50	10	.35	.28	.14	.50
TOTAL OPER EXP	4.54	4.70	4.01	5.75	10	5.12	5.05	4.35	6.18
FIXED EXPENSES	1.70	1.89	1.18	2.54	10	1.70	1.89	1.18	2.54
TOTAL OPER+FIXED	6.23	6.73	5.60	8.18	10	6.82	7.02	5.61	8.37
LEASING EXP	.23	.08	.02	.38	6				
TOTAL PAYROLL	.89	.68	.60	1.53	8				
TOTAL CONTRACT	1.21	1.02	.93	1.4	8				

AVG SQFT OFC TEN	11014	9	AVG OFFICE OCCUPANCY	94.1	10
AVG SQFT RET TEN	3853	4	AVG RETAIL OCCUPANCY	70.5	4
AVG SQFT OFC WORK	183	8	AVG RATE YR-END RENT	13.61	7
			RENTABLE GROSS SQFT	.82	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.73	9
PAYROLL	.18	6
CONTRACT	.66	9
SUP MAT MISC	.03	7
TRASH REMOVAL	.04	7
REPR MAINT TOTAL	1.66	9
PAYROLL	.77	9
ELEVATOR	.18	8
HVAC	.12	8
ELECTRICAL	.04	8
STRUCT ROOF	.13	5
PLUMBING	.03	7
FIRE LIFE SFTY	.01	6
OTHER MAINT SUP	.14	9
UTILITIES TOTAL	2.06	9
ELECTRIC	1.42	9
GAS	.31	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.11	9
RDS. GNDS. SEC TOT	.21	8
RDS GNDS TOTAL	.03	6
RDS. GNDS PAYRL	.01	5
RDS. GNDS CONTR	.02	3
RDS. GNDS OTHER	.01	4
SECURITY TOTAL	.20	8
SEC PAYROLL	.06	5
SEC CONTRACTS	.20	6
SEC OTHER	.02	4

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.26	9
PAYROLL	.15	8
MGMT FEES	.22	2
LEGAL FEES	.02	2
AUDIT FEES	.02	1
GEN OFC EXP	.07	4
OTHER ADM EXP	.08	5
FIXED EXP TOTAL	2.00	9
REAL ESTATE TAX	1.52	9
BUILDING INS	.09	9
PERS PROP TAX	.13	1
OTHER TAXES	.97	2
LEASING EXPENSES	.12	5
ADV PROMOTION	.01	3
COMM. FEES	.07	1
TENANT ALTS	.09	3
BUY-OUTS	.54	1
TOTAL PAYROLL	.66	7
CLEANING	.15	5
REPAIR MAINT	.46	7
RDS GROUNDS	.02	4
SECURITY	.09	3
ADMINISTRATIVE	.14	7
TOTAL CONTRACTS	.98	7
CLEANING	.66	7
REPAIR MAINT	.18	7
RDS GROUNDS	.01	2
SECURITY	.19	7
ADMINISTRATIVE	.37	1

U.S. PRIVATE SECTOR
DES MOINES
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 232,489 SQ.FT.					232,489 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.88	.73			3	.88	.73		
REPAIR-MAINT	1.76	2.14			3	1.76	2.14		
UTILITIES	2.14	2.12			3	2.14	2.12		
RDS GNDS SEC	.18	.19			3	.18	.19		
ADMINISTRATIVE	.29	.19			3	.29	.19		
TOTAL OPER EXP	5.25	5.35			3	5.25	5.35		
FIXED EXPENSES	1.93	2.04			3	1.93	2.04		
TOTAL OPER+FIXED	7.18	8.21			3	7.18	8.21		
LEASING EXP	.12	.12			1				
TOTAL PAYROLL	1.10	1.13			2				
TOTAL CONTRACT	1.10	1.11			2				

AVG SQFT OFC TEN	58122	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	188	3	AVG RATE YR-END RENT	12.75	2
			RENTABLE GROSS SQFT	.77	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.73	3	ADMIN TOTAL	.19	3
PAYROLL	.15	3	PAYROLL	.15	3
CONTRACT	.68	3	MGMT FEES		
SUP MAT MISC	.06	2	LEGAL FEES		
TRASH REMOVAL	.05	2	AUDIT FEES		
			GEN OFC EXP	.03	1
REPR MAINT TOTAL	2.14	3	OTHER ADM EXP	.11	2
PAYROLL	1.10	3			
ELEVATOR	.19	2	FIXED EXP TOTAL	2.04	3
HVAC	.20	2	REAL ESTATE TAX	1.98	3
ELECTRICAL	.19	2	BUILDING INS	.06	3
STRUCT ROOF	.07	2	PERS PROP TAX	.13	1
PLUMBING	.06	2	OTHER TAXES		
FIRE LIFE SFTY	.04	2			
OTHER MAINT SUP	.14	3	LEASING EXPENSES	.12	1
			ADV PROMOTION	.03	1
UTILITIES TOTAL	2.12	3	COMM/FEES		
ELECTRIC	1.81	3	TENANT ALTS	.09	1
GAS	.31	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	1.13	2
PURCH CH WTR			CLEANING	.08	2
COAL			REPAIR MAINT	.79	2
WATER SEWER	.07	3	RDS GROUNDS	.02	2
			SECURITY	.02	1
RDS. GNDS. SEC TOT	.19	3	ADMINISTRATIVE	.22	2
RDS GNDS TOTAL	.03	3			
RDS GNDS PAYRL	.01	3	TOTAL CONTRACTS	1.11	2
RDS GNDS CONTR	.02	2	CLEANING	.75	2
RDS. GNDS OTHER	.01	1	REPAIR MAINT	.19	2
SECURITY TOTAL	.14	3	RDS GROUNDS	.02	1
SEC PAYROLL	.02	2	SECURITY	.18	2
SEC CONTRACTS	.16	2	ADMINISTRATIVE		
SEC OTHER	.02	2			

U.S. PRIVATE SECTOR
DES MOINES
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 661,401 SQ.FT.					576,842 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	7.76	7.58		
RETAIL AREA	13.67	12.17			2				
OTHER AREA									
TOTAL RENT	9.00	9.42			3				
MISCELLANEOUS	.32	.11			3				
TOTAL INCOME	9.32	10.17			3				
EXPENSE									
CLEANING	.86	.77	.69	1.01	4	.99	.84	.82	1.11
REPAIR-MAINT	1.47	1.49	1.14	1.75	4	1.65	1.54	1.29	1.95
UTILITIES	1.80	1.74	1.64	1.95	4	2.01	2.01	1.80	2.22
RDS GNDS SEC	.22	.24			3	.22	.24		
ADMINISTRATIVE	.30	.29	.20	.40	4	.30	.29	.20	.40
TOTAL OPER EXP	4.60	4.42	4.11	5.00	4	5.18	5.01	4.66	5.57
FIXED EXPENSES	1.92	1.60	1.18	2.60	4	1.92	1.60	1.18	2.60
TOTAL OPER+FIXED	6.52	6.27	5.73	7.17	4	7.10	7.02	6.29	7.76
LEASING EXP	.06	.03			3				
TOTAL PAYROLL	.98	.88			3				
TOTAL CONTRACT	1.18	.96			3				

AVG SQFT OFC TEN	5665	4	AVG OFFICE OCCUPANCY	99.2	4
AVG SQFT RET TEN	2087	3	AVG RETAIL OCCUPANCY	93.4	3
AVG SQFT OFC WORK	175	2	AVG RATE YR-END RENT	12.25	3
			RENTABLE GROSS SQFT	.85	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.77	4	ADMIN TOTAL	.29	4
PAYROLL	.11	2	PAYROLL	.29	3
CONTRACT	.71	4	MGMT FEES	.10	1
SUP MAT MISC	.01	3	LEGAL FEES	.02	1
TRASH REMOVAL	.04	3	AUDIT FEES		
			GEN OFC EXP	.07	2
REPR MAINT TOTAL	1.49	4	OTHER ADM EXP	.08	2
PAYROLL	.70	4			
ELEVATOR	.17	4	FIXED EXP TOTAL	1.60	4
HVAC	.12	4	REAL ESTATE TAX	1.27	4
ELECTRICAL	.07	4	BUILDING INS	.07	4
STRUCT ROOF	.14	2	PERS PROP TAX		
PLUMBING	.03	3	OTHER TAXES	.97	2
FIRE LIFE SFTY	.02	2			
OTHER MAINT SUP	.21	4	LEASING EXPENSES	.03	3
			ADV PROMOTION	.01	1
UTILITIES TOTAL	1.74	4	COMM/FEES		
ELECTRIC	1.29	4	TENANT ALTS	.09	2
GAS	.30	4	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.88	3
PURCH CH WTR			CLEANING	.11	2
COAL			REPAIR MAINT	.41	3
WATER SEWER	.14	4	RDS GROUNDS	.01	1
			SECURITY	.10	1
RDS GNDS SEC TOT	.24	3	ADMINISTRATIVE	.29	3
RDS GNDS TOTAL	.03	1			
RDS GNDS PAYRL	.01	1	TOTAL CONTRACTS	.96	3
RDS GNDS CONTR	.00	1	CLEANING	.70	3
RDS GNDS OTHER	.01	1	REPAIR MAINT	.20	3
SECURITY TOTAL	.24	3	RDS. GROUNDS	.00	1
SEC PAYROLL	.08	2	SECURITY	.19	3
SEC CONTRACTS	.22	2	ADMINISTRATIVE		
SEC OTHER	.02	1			

U.S. PRIVATE SECTOR
DES MOINES
DOWNTOWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,256,559 SQ.FT.					1,084,975 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	10.78	10.74		
RETAIL AREA	8.45	8.45			1				
OTHER AREA	6.00	6.00			1				
TOTAL RENT	10.48	10.47			2				
MISCELLANEOUS	.68	.67			2				
TOTAL INCOME	11.15	11.15			2				
EXPENSE									
CLEANING	.87	.85			3	1.01	1.05		
REPAIR-MAINT	1.08	.93			3	1.25	.93		
UTILITIES	1.68	2.06			3	1.94	2.06		
RDS. GNDS. SEC	.35	.44			3	.35	.44		
ADMINISTRATIVE	.39	.30			3	.39	.30		
TOTAL OPER EXP	4.37	4.96			3	5.06	4.96		
FIXED EXPENSES	1.54	1.77			3	1.54	1.77		
TOTAL OPER+FIXED	5.90	6.73			3	6.60	6.73		
LEASING EXP	.33	.33			2				
TOTAL PAYROLL	.82	.55			3				
TOTAL CONTRACT	1.23	1.07			3				

AVG SQFT OFC TEN	33004	2	AVG OFFICE OCCUPANCY	90.1	3
AVG SQFT RET TEN	6501	1	AVG RETAIL OCCUPANCY	63.0	1
AVG SQFT OFC WORK	184	3	AVG RATE YR-END RENT	16.50	2
			RENTABLE GROSS SQFT	.81	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS. GROUNDS		
			SECURITY		
RDS. GNDS. SEC TOT			ADMINISTRATIVE		
RDS. GNDS. TOTAL					
RDS. GNDS. PAYRL			TOTAL CONTRACTS		
RDS. GNDS. CONTR			CLEANING		
RDS. GNDS. OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS. GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
DETROIT
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 2,549,852 SQ.FT.					2,166,676 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	11.13	10.70	8.68	13.79
RETAIL AREA	4.48	10.21	2.29	15.96	5				
OTHER AREA	2.97	1.67			3				
TOTAL RENT	10.03	10.37	7.47	12.49	5				
MISCELLANEOUS	.05	.02	.01	.08	5				
TOTAL INCOME	10.08	10.49	7.49	12.51	5				
EXPENSE									
CLEANING	1.30	1.29	.88	1.75	5	1.52	1.37	1.07	2.02
REPAIR-MAINT	1.35	1.38	.99	1.62	5	1.48	1.50	1.08	1.76
UTILITIES	1.16	1.17	.93	1.29	5	1.26	1.20	1.11	1.36
RDS. GNDS. SEC	.53	.60	.27	.81	5	.53	.60	.27	.81
ADMINISTRATIVE	.44	.31	.25	.98	5	.44	.31	.25	.98
TOTAL OPER EXP	4.79	4.58	3.93	5.93	5	5.40	5.45	4.47	6.54
FIXED EXPENSES	.75	.72	.58	.96	5	.75	.72	.58	.98
TOTAL OPER+FIXED	5.54	5.00	4.71	6.80	5	6.15	5.88	5.26	7.41
LEASING EXP	3.54	3.54			1				
TOTAL PAYROLL	2.51	2.38	1.59	3.59	5				
TOTAL CONTRACT	.48	.42	.27	.82	5				

AVG SQFT OFC TEN	5948	5	AVG OFFICE OCCUPANCY	93.6	5
AVG SQFT RET TEN	3648	5	AVG RETAIL OCCUPANCY	68.0	5
AVG SQFT OFC WORK	186	1	AVG RATE YR-END RENT	13.00	5
			RENTABLE GROSS SQFT	.82	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.29	5	ADMIN TOTAL	.31	5
PAYROLL	1.26	4	PAYROLL	.12	5
CONTRACT	.06	5	MGMT FEES	.35	2
SUP MAT MISC	.06	5	LEGAL FEES	.04	4
TRASH REMOVAL	.03	5	AUDIT FEES	.00	5
			GEN OFC EXP	.06	5
REPR MAINT TOTAL	1.38	5	OTHER ADM EXP	.01	3
PAYROLL	.97	5			
ELEVATOR	.13	5	FIXED EXP TOTAL	.72	5
HVAC	.05	5	REAL ESTATE TAX	.61	5
ELECTRICAL	.01	5	BUILDING INS	.11	5
STRUCT ROOF	.03	4	PERS PROP TAX	.01	1
PLUMBING	.01	5	OTHER TAXES	.10	1
FIRE LIFE SFTY	.01	4			
OTHER MAINT SUP	.19	5	LEASING EXPENSES	3.54	1
			ADV PROMOTION		
UTILITIES TOTAL	1.17	5	COMM FEES		
ELECTRIC	.51	5	TENANT ALTS	3.54	1
GAS	.00	1	BUY-OUTS		
FUEL OIL	.58	1			
PURCH STEAM	.58	3	TOTAL PAYROLL	2.38	5
PURCH CH WTR			CLEANING	1.26	4
COAL			REPAIR MAINT	.97	5
WATER SEWER	.10	5	RDS. GROUNDS		
			SECURITY	.57	5
RDS. GNDS. SEC TOT	.60	5	ADMINISTRATIVE	.12	5
RDS. GNDS. TOTAL					
RDS. GNDS. PAYRL			TOTAL CONTRACTS	.42	5
RDS. GNDS. CONTR			CLEANING	.08	5
RDS. GNDS. OTHER			REPAIR MAINT	.13	5
SECURITY TOTAL	.60	5	RDS. GROUNDS		
SEC PAYROLL	.59	5	SECURITY	.00	4
SEC CONTRACTS	.00	4	ADMINISTRATIVE	.08	5
SEC OTHER	.02	5			

U.S. PRIVATE SECTOR
DETROIT
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	2,334,428 SQ.FT.				2,239,305 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					15	12.21	12.42	8.04	14.15
RETAIL AREA	12.84	15.72	10.18	21.29	5				
OTHER AREA	8.84	8.84			1				
TOTAL RENT	12.23	12.79	8.04	14.65	15				
MISCELLANEOUS	.47	.07	.01	.43	14				
TOTAL INCOME	12.70	13.46	8.05	14.74	15				
EXPENSE									
CLEANING	1.03	.98	.80	1.26	16	1.07	.98	.81	1.38
REPAIR-MAINT	.88	.65	.42	.96	16	.89	.75	.47	.97
UTILITIES	2.32	2.43	2.14	2.73	16	2.38	2.44	2.17	2.80
RDS GNDS SEC	.43	.31	.18	.37	16	.43	.31	.18	.37
ADMINISTRATIVE	.70	.61	.54	.92	16	.70	.61	.54	.92
TOTAL OPER EXP	5.35	5.27	5.00	5.59	16	5.50	5.45	5.19	5.60
FIXED EXPENSES	1.99	1.72	.89	2.08	15	1.99	1.72	.89	2.08
TOTAL OPER+FIXED	7.14	6.70	6.13	7.21	16	7.39	7.05	6.13	7.37
LEASING EXP	.48	.12	.07	.51	14				
TOTAL PAYROLL	.57	.41	.11	.85	14				
TOTAL CONTRACT	1.65	1.38	.87	2.03	13				

AVG SQFT OFC TEN	3487	16	AVG OFFICE OCCUPANCY	89.5	16
AVG SQFT RET TEN	2241	2	AVG RETAIL OCCUPANCY	84.1	2
AVG SQFT OFC WORK	246	5	AVG RATE YR-END RENT	14.04	15
			RENTABLE GROSS SQFT	.77	14

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.22	5
PAYROLL		
CONTRACT	1.06	5
SUP MAT MISC	.11	3
TRASH REMOVAL	.05	4
REPR MAINT TOTAL	.53	5
PAYROLL	.25	2
ELEVATOR	.21	4
HVAC	.09	5
ELECTRICAL	.01	4
STRUCT ROOF	.06	2
PLUMBING	.04	3
FIRE LIFE SFTY	.02	1
OTHER MAINT SUP	.20	5
UTILITIES TOTAL	2.56	5
ELECTRIC	2.38	5
GAS	.24	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.08	5
RDS. GNDS. SEC TOT	.31	5
RDS. GNDS TOTAL	.27	4
RDS GNDS PAYRL	.08	1
RDS GNDS CONTR	.14	3
RDS. GNDS OTHER	.17	2
SECURITY TOTAL	.17	4
SEC PAYROLL		
SEC CONTRACTS	.17	4
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.67	5
PAYROLL	.28	3
MGMT FEES	.46	4
LEGAL FEES	.18	2
AUDIT FEES	.08	4
GEN OFC EXP	.04	3
OTHER ADM EXP	.02	2
FIXED EXP TOTAL	1.82	4
REAL ESTATE TAX	1.53	4
BUILDING INS	.19	4
PERS PROP TAX	.04	1
OTHER TAXES	.02	1
LEASING EXPENSES	.84	3
ADV PROMOTION	.01	3
COMM FEES	.46	3
TENANT ALTS	.34	3
BUY-OUTS		
TOTAL PAYROLL	.23	4
CLEANING		
REPAIR MAINT	.06	1
RDS GROUNDS	.08	1
SECURITY		
ADMINISTRATIVE	.28	3
TOTAL CONTRACTS	2.52	3
CLEANING	1.19	3
REPAIR MAINT	.28	3
RDS GROUNDS	.11	2
SECURITY	.09	3
ADMINISTRATIVE	1.13	3

U.S. PRIVATE SECTOR
DETROIT
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	135,322 SQ.FT.				135,322 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	10.51	9.82	6.12	14.45
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.51	9.82	6.12	14.45	4				
MISCELLANEOUS	.23	.10			3				
TOTAL INCOME	10.71	10.16	6.12	14.83	4				
EXPENSE									
CLEANING	.85	.75	.47	1.19	4	.85	.75	.47	1.19
REPAIR MAINT	.54	.54	.45	.76	4	.54	.54	.45	.76
UTILITIES	2.13	2.32	1.62	2.91	4	2.13	2.32	1.62	2.91
RDS GNDS SEC	.17	.21	.09	.31	4	.17	.21	.09	.31
ADMINISTRATIVE	.84	.62	.49	1.14	4	.84	.62	.49	1.14
TOTAL OPER EXP	4.54	5.34	3.87	5.59	4	4.54	5.34	3.87	5.59
FIXED EXPENSES	1.33	1.33	.84	1.63	4	1.33	1.33	.84	1.63
TOTAL OPER+FIXED	5.87	6.40	4.70	7.22	4	5.87	6.40	4.70	7.22
LEASING EXP	.41	.18			3				
TOTAL PAYROLL	.26	.43			2				
TOTAL CONTRACT	.80	.87			2				

AVG SQFT OFC TEN	2852	4	AVG OFFICE OCCUPANCY	78.0	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	161	2	AVG RATE YR-END RENT	12.31	4
			RENTABLE GROSS SQFT	.85	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS. GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM. FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR. MAINT		
RDS. GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR. MAINT		
RDS. GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
DETROIT
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	282,661 SQ.FT.						253,306 SQ.FT.	
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	12.34	13.02	11.19	13.89
RETAIL AREA	21.40	21.29			2				
OTHER AREA									
TOTAL RENT	13.28	14.40	12.05	14.66	4				
MISCELLANEOUS	.06	.04	.01	.12	4				
TOTAL INCOME	13.34	14.43	12.09	14.76	4				
EXPENSE									
CLEANING	1.03	1.04	.93	1.13	4	1.09	1.04	.93	1.27
REPAIR-MAINT	.62	.58	.42	.84	4	.70	.72	.47	.98
UTILITIES	2.57	2.68	2.34	2.80	4	2.72	2.80	2.40	3.03
RDS. GNDS. SEC	.21	.27	.13	.31	4	.21	.27	.13	.31
ADMINISTRATIVE	1.03	.85	.44	1.63	4	1.03	.85	.44	1.63
TOTAL OPER EXP	5.47	5.13	4.72	6.44	4	5.89	5.48	5.13	7.11
FIXED EXPENSES	3.97	1.96	1.36	7.57	4	3.97	1.96	1.36	7.57
TOTAL OPER+FIXED	9.44	6.68	6.32	13.76	4	9.86	7.19	6.63	14.54
LEASING EXP	.07	.07	.04	.10	4				
TOTAL PAYROLL	.53	.34	.11	1.03	4				
TOTAL CONTRACT	1.47	1.54	1.02	2.03	4				

AVG SQFT OFC TEN	2098	4	AVG OFFICE OCCUPANCY	92.8	4
AVG SQFT RET TEN	7100	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	288	1	AVG RATE YR-END RENT	15.25	4
			RENTABLE GROSS SQFT	.85	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM. FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS. GNDS. SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS. GNDS CONTR			CLEANING		
RDS. GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
EL PASO
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	148,058 SQ.FT.						142,143 SQ.FT.	
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.39	12.56		
RETAIL AREA	5.72	5.72			1				
OTHER AREA									
TOTAL RENT	10.97	11.53			3				
MISCELLANEOUS	.08	.07			2				
TOTAL INCOME	11.03	11.54			3				
EXPENSE									
CLEANING	.62	.61			3	.64	.61		
REPAIR-MAINT	.73	.75			3	.76	.82		
UTILITIES	2.56	2.54			3	2.67	2.58		
RDS GNDS SEC	.21	.18			3	.21	.18		
ADMINISTRATIVE	1.17	1.19			3	1.17	1.19		
TOTAL OPER EXP	5.28	5.42			3	5.50	5.67		
FIXED EXPENSES	.94	.98			3	.94	.98		
TOTAL OPER+FIXED	6.23	6.40			3	6.44	6.54		
LEASING EXP	.03	.01			3				
TOTAL PAYROLL	.89	.68			3				
TOTAL CONTRACT	1.33	1.34			3				

AVG SQFT OFC TEN	1784	3	AVG OFFICE OCCUPANCY	95.4	3
AVG SQFT RET TEN	917	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	147	3	AVG RATE YR-END RENT	12.00	3
			RENTABLE GROSS SQFT	.92	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.61	3	ADMIN TOTAL	1.19	3
PAYROLL			PAYROLL	.57	2
CONTRACT	.55	3	MGMT FEES	.54	3
SUP MAT MISC	.03	1	LEGAL FEES	.00	1
TRASH REMOVAL	.02	3	AUDIT FEES		
			GEN OFC EXP	.16	2
REPR MAINT TOTAL	.75	3	OTHER ADM EXP	.01	3
PAYROLL	.33	2			
ELEVATOR	.12	3	FIXED EXP TOTAL	.98	3
HVAC	.08	3	REAL ESTATE TAX	.87	3
ELECTRICAL	.02	3	BUILDING INS	.11	3
STRUCT ROOF	.02	2	PERS PROP TAX		
PLUMBING	.01	2	OTHER TAXES		
FIRE LIFE SFTY	.00	1			
OTHER MAINT SUP	.15	3	LEASING EXPENSES	.01	3
			ADV PROMOTION	.01	3
UTILITIES TOTAL	2.54	3	COMM. FEES		
ELECTRIC	2.42	3	TENANT ALTS		
GAS	.07	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.68	3
PURCH CH WTR			CLEANING		
COAL	.02	1	REPAIR MAINT	.33	2
WATER SEWER	.07	3	RDS. GROUNDS	.10	3
			SECURITY		
RDS GNDS. SEC TOT	.18	3	ADMINISTRATIVE	.57	2
RDS GNDS TOTAL	.18	3			
RDS GNDS PAYRL	.10	3	TOTAL CONTRACTS	1.34	3
RDS GNDS CONTR	.04	3	CLEANING	.55	3
RDS GNDS OTHER	.02	3	REPAIR MAINT	.14	2
SECURITY TOTAL	.02	3	RDS. GROUNDS	.06	3
SEC PAYROLL			SECURITY	.02	3
SEC CONTRACTS	.02	3	ADMINISTRATIVE	.54	3
SEC OTHER					

U.S. PRIVATE SECTOR
FORT LAUDERDALE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	634,987 SQ.FT.				597,987 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	11.93	11.93		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.11	12.11			3				
MISCELLANEOUS	.82	.82			3				
TOTAL INCOME	12.93	12.94			3				
EXPENSE									
CLEANING	.37	.37			3	.40	.40		
REPAIR-MAINT	.82	.82			3	.87	.87		
UTILITIES	1.56	1.56			3	1.68	1.68		
RDS GNDS SEC	.20	.20			3	.20	.20		
ADMINISTRATIVE	.88	.87			3	.88	.87		
TOTAL OPER EXP	3.84	3.84			3	4.07	4.09		
FIXED EXPENSES	4.81	4.78			3	4.81	4.78		
TOTAL OPER+FIXED	8.65	8.61			3	8.88	8.87		
LEASING EXP	2.16	2.16			2				
TOTAL PAYROLL	.58	.58			3				
TOTAL CONTRACT	.87	.87			3				

AVG SQFT OFC TEN	5958	3	AVG OFFICE OCCUPANCY	82.7	3
AVG SQFT RET TEN	3238	2	AVG RETAIL OCCUPANCY	35.0	2
AVG SQFT OFC WORK	341	3	AVG RATE YR-END RENT	19.50	3
			RENTABLE GROSS SQFT	.89	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
FORT WAYNE
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	171,087 SQ.FT				171,087 SQ.FT			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	7.48	8.38	6.79	9.08
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7.59	8.39	6.99	9.08	9				
MISCELLANEOUS	.14	.15			2				
TOTAL INCOME	7.63	8.39	7.13	9.08	9				
EXPENSE									
CLEANING	.55	.59	.48	.71	9	.55	.59	.48	.71
REPAIR-MAINT	.52	.49	.39	.64	9	.52	.49	.39	.64
UTILITIES	1.18	1.31	1.16	1.41	9	1.18	1.31	1.16	1.41
RDS GNDS SEC	.24	.23	.13	.34	9	.24	.23	.13	.34
ADMINISTRATIVE	.29	.30	.24	.37	9	.29	.30	.24	.37
TOTAL OPER EXP	2.77	2.85	2.47	3.24	9	2.77	2.85	2.47	3.24
FIXED EXPENSES	.75	.79	.66	.93	9	.75	.79	.66	.93
TOTAL OPER+FIXED	3.53	3.62	3.14	4.15	9	3.53	3.62	3.14	4.15
LEASING EXP	.83	.45	.35	.80	8				
TOTAL PAYROLL	.12	.10	.07	.16	9				
TOTAL CONTRACT	1.47	1.48	1.29	1.74	9				

AVG SQFT OFC TEN	2250	9	AVG OFFICE OCCUPANCY	96.0	9
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	191	9	AVG RATE YR-END RENT	10.38	9
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.59	9	ADMIN TOTAL	.30	9
PAYROLL	.66	1	PAYROLL		
CONTRACT	.49	9	MGMT FEES	.28	9
SUP MAT MISC	.02	9	LEGAL FEES	.00	7
TRASH REMOVAL	.03	8	AUDIT FEES		
REPR MAINT TOTAL	.49	9	GEN OFC EXP	.01	4
PAYROLL	.10	9	OTHER ADM EXP	.00	9
ELEVATOR	.04	1	FIXED EXP TOTAL	.79	9
HVAC	.08	9	REAL ESTATE TAX	.68	9
ELECTRICAL	.07	9	BUILDING INS	.09	9
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.01	9	OTHER TAXES		
FIRE LIFE SFTY	.01	9	LEASING EXPENSES	.45	8
OTHER MAINT SUP	.18	9	ADV PROMOTION		
UTILITIES TOTAL	1.31	9	COMM FEES	.25	8
ELECTRIC	1.10	9	TENANT ALTS	.24	6
GAS	.17	9	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL	.10	9
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.10	9
COAL			RDS GROUNDS		
WATER SEWER	.04	9	SECURITY		
RDS GNDS SEC TOT	.23	9	ADMINISTRATIVE		
RDS GNDS TOTAL	.23	9	TOTAL CONTRACTS	1.48	9
RDS GNDS PAYRL			CLEANING	.56	9
RDS GNDS CONTR	.21	9	REPAIR MAINT	.39	9
RDS GNDS OTHER	.01	9	RDS GROUNDS	.23	9
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE	.30	9
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
FORT WAYNE
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	161,630 SQ.FT.				161,630 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	7.39	8.08	6.08	9.23
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7.52	8.10	6.46	9.24	7				
MISCELLANEOUS	.14	.15			2				
TOTAL INCOME	7.55	8.10	6.76	9.24	7				
EXPENSE									
CLEANING	.55	.55	.45	.79	7	.55	.55	.45	.79
REPAIR-MAINT	.52	.46	.39	.67	7	.52	.46	.39	.67
UTILITIES	1.17	1.34	1.09	1.44	7	1.17	1.34	1.09	1.44
RDS. GNDS. SEC	.23	.18	.12	.30	7	.23	.18	.12	.30
ADMINISTRATIVE	.28	.28	.23	.35	7	.28	.28	.23	.35
TOTAL OPER EXP	2.75	2.75	2.46	3.25	7	2.75	2.75	2.46	3.25
FIXED EXPENSES	.74	.71	.64	.90	7	.74	.71	.64	.90
TOTAL OPER+FIXED	3.49	3.38	3.12	4.13	7	3.49	3.38	3.12	4.13
LEASING EXP	.87	.51	.33	1.72	6				
TOTAL PAYROLL	.12	.08	.07	.16	7				
TOTAL CONTRACT	1.45	1.45	1.24	1.72	7				

AVG SQFT OFC TEN	2345	7	AVG OFFICE OCCUPANCY	95.8	7
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	204	7	AVG RATE YR-END RENT	10.29	7
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.55	7
PAYROLL	.66	1
CONTRACT	.47	7
SUP MAT MISC	.02	7
TRASH REMOVAL	.03	6
REPR MAINT TOTAL	.46	7
PAYROLL	.08	7
ELEVATOR	.04	1
HVAC	.09	7
ELECTRICAL	.09	7
STRUCT ROOF		
PLUMBING	.01	7
FIRE LIFE SFTY	.01	7
OTHER MAINT SUP	.17	7
UTILITIES TOTAL	1.34	7
ELECTRIC	1.14	7
GAS	.16	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.04	7
RDS GNDS SEC TOT	.18	7
RDS. GNDS TOTAL	.18	7
RDS. GNDS PAYRL		
RDS. GNDS CONTR	.18	7
RDS. GNDS OTHER	.01	7
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.28	7
PAYROLL		
MGMT FEES	.26	7
LEGAL FEES	.00	5
AUDIT FEES		
GEN OFC EXP	.01	4
OTHER ADM EXP	.00	7
FIXED EXP TOTAL	.71	7
REAL ESTATE TAX	.60	7
BUILDING INS	.08	7
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.51	6
ADV PROMOTION		
COMM FEES	.24	6
TENANT ALTS	.24	6
BUY-OUTS		
TOTAL PAYROLL	.08	7
CLEANING		
REPAIR MAINT	.08	7
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.45	7
CLEANING	.55	7
REPAIR MAINT	.38	7
RDS GROUNDS	.18	7
SECURITY		
ADMINISTRATIVE	.28	7

U.S. PRIVATE SECTOR
FORT WORTH
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,510,562 SQ.FT.				2,433,804 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	14.09	13.18	9.44	15.46
RETAIL AREA	21.83	21.93			2				
OTHER AREA	2.38	2.38			1				
TOTAL RENT	14.00	12.87	9.45	15.51	8				
MISCELLANEOUS	.38	.48	.31	.64	8				
TOTAL INCOME	14.38	13.07	10.00	16.04	8				
EXPENSE									
CLEANING	.63	.62	.54	.87	8	.64	.66	.54	.87
REPAIR-MAINT	.81	.76	.58	1.49	8	.83	.80	.59	1.49
UTILITIES	.89	1.29	.55	1.60	8	.91	1.29	.55	1.60
RDS. GNDS. SEC	.24	.20	.20	.25	8	.24	.20	.20	.26
ADMINISTRATIVE	.74	.81	.56	.88	8	.74	.81	.56	.88
TOTAL OPER EXP	3.30	3.51	2.91	4.70	8	3.39	3.51	3.00	4.70
FIXED EXPENSES	1.15	1.14	.65	1.26	8	1.15	1.14	.65	1.26
TOTAL OPER+FIXED	4.45	4.63	4.16	5.37	8	4.53	4.65	4.23	5.38
LEASING EXP	.25	.24	.19	.26	7				
TOTAL PAYROLL	.55	.79	.39	1.24	4				
TOTAL CONTRACT	1.49	1.44	1.11	1.88	4				

AVG SQFT OFC TEN	15726	8	AVG OFFICE OCCUPANCY	87.2	8
AVG SQFT RET TEN	4869	2	AVG RETAIL OCCUPANCY	98.3	2
AVG SQFT OFC WORK	350	7	AVG RATE YR-END RENT	15.01	8
			RENTABLE GROSS SQFT	.88	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.62	8
PAYROLL		
CONTRACT	.58	8
SUP MAT MISC	.04	3
TRASH REMOVAL	.02	8
REPR MAINT TOTAL	.76	8
PAYROLL	.43	4
ELEVATOR	.26	8
HVAC	.08	8
ELECTRICAL	.04	4
STRUCT ROOF	.04	1
PLUMBING	.00	3
FIRE LIFE SFTY	.01	3
OTHER MAINT SUP	.14	7
UTILITIES TOTAL	1.29	8
ELECTRIC	1.26	8
GAS	.13	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.06	8
RDS. GNDS SEC TOT	.20	8
RDS GNDS TOTAL	.04	6
RDS GNDS PAYRL		
RDS GNDS CONTR	.04	6
RDS GNDS OTHER	.01	5
SECURITY TOTAL	.20	8
SEC PAYROLL	.17	2
SEC CONTRACTS	.20	6
SEC OTHER	.00	1
ADMIN TOTAL	.81	8
PAYROLL	.35	8
MGMT FEES	.34	7
LEGAL FEES	.01	7
AUDIT FEES	.02	5
GEN OFC EXP	.08	7
OTHER ADM EXP	.04	8
FIXED EXP TOTAL	1.14	8
REAL ESTATE TAX	.80	4
BUILDING INS	.13	8
PERS PROP TAX	.44	5
OTHER TAXES	.01	1
LEASING EXPENSES	.24	7
ADV PROMOTION	.15	5
COMM. FEES	.19	4
TENANT ALTS	.16	1
BUY-OUTS	.26	1
TOTAL PAYROLL	.79	4
CLEANING		
REPAIR MAINT	.43	4
RDS GROUNDS		
SECURITY	.20	1
ADMINISTRATIVE	.26	4
TOTAL CONTRACTS	1.44	4
CLEANING	.54	4
REPAIR MAINT	.27	4
RDS GROUNDS	.03	2
SECURITY	.20	3
ADMINISTRATIVE	.32	3

U.S. PRIVATE SECTOR
FORT WORTH
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 321,508 SQ.FT.					321,508 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	12.02	12.05	9.16	14.16
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.02	12.05	9.16	14.16	10				
MISCELLANEOUS	.62	.30	.09	1.15	10				
TOTAL INCOME	12.83	12.32	9.45	15.10	10				
EXPENSE									
CLEANING	.66	.62	.50	.74	10	.66	.62	.50	.74
REPAIR-MAINT	.90	.85	.43	1.47	10	.90	.85	.43	1.47
UTILITIES	1.40	1.45	1.14	1.84	10	1.40	1.45	1.14	1.84
RDS. GNDS. SEC	.21	.20	.19	.22	10	.21	.20	.19	.22
ADMINISTRATIVE	1.02	.80	.58	1.31	10	1.02	.80	.58	1.31
TOTAL OPER EXP	4.18	3.93	3.50	4.92	10	4.18	3.93	3.50	4.92
FIXED EXPENSES	1.38	1.28	1.08	1.66	10	1.38	1.28	1.08	1.66
TOTAL OPER+FIXED	5.56	5.38	4.87	6.29	10	5.56	5.38	4.87	6.29
LEASING EXP	.16	.13	.02	.40	10				
TOTAL PAYROLL	.48	.49			9				
TOTAL CONTRACT	1.30	1.20			6				

AVG SQFT OFC TEN	2901	10	AVG OFFICE OCCUPANCY	85.7	10
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	168	6	AVG RATE YR END RENT	14.38	10
			RENTABLE GROSS SQFT	.90	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.62	5	ADMIN TOTAL	.80	5
PAYROLL			PAYROLL	.43	4
CONTRACT	.57	5	MGMT FEES	.38	5
SUP MAT MISC	.04	1	LEGAL FEES	.03	5
TRASH REMOVAL	.03	5	AUDIT FEES	.02	4
			GEN OFC EXP	.16	5
REPR MAINT TOTAL	.85	5	OTHER ADM EXP	.01	4
PAYROLL	.49	1			
ELEVATOR	.11	5	FIXED EXP TOTAL	1.08	5
HVAC	.25	5	REAL ESTATE TAX	.85	1
ELECTRICAL	.01	1	BUILDING INS	.21	5
STRUCT ROOF	.21	1	PERS PROP TAX	.88	4
PLUMBING	.11	1	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.17	1	LEASING EXPENSES	.40	5
			ADV PROMOTION	.03	5
UTILITIES TOTAL	1.32	5	COMM FEES	.11	5
ELECTRIC	1.25	5	TENANT ALTS	.52	1
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.46	5
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.49	1
WATER SEWER	.07	5	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.20	5	ADMINISTRATIVE	.43	4
RDS GNDS TOTAL	.13	5			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.20	1
RDS GNDS CONTR	.13	5	CLEANING	.41	1
RDS GNDS OTHER	.01	4	REPAIR MAINT	.16	1
SECURITY TOTAL	.07	5	RDS. GROUNDS	.14	1
SEC PAYROLL			SECURITY	.06	1
SEC CONTRACTS	.06	5	ADMINISTRATIVE	.43	1
SEC OTHER	.02	1			

U.S. PRIVATE SECTOR
GRAND RAPIDS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 599,475 SQ.FT.					572,989 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	10.99	9.62	8.46	14.38
RETAIL AREA	9.79	11.76			2				
OTHER AREA	2.82	2.82			1				
TOTAL RENT	10.73	9.62	8.19	14.38	5				
MISCELLANEOUS	.54	.40	.02	.86	4				
TOTAL INCOME	11.15	9.64	9.05	14.39	5				
EXPENSE									
CLEANING	.82	.81	.60	.96	5	.85	.81	.60	1.02
REPAIR-MAINT	.88	.89	.50	1.24	5	.91	.89	.50	1.31
UTILITIES	1.72	1.80	1.25	2.13	5	1.78	1.80	1.25	2.23
RDS. GNDS. SEC	.34	.17	.17	.78	5	.34	.17	.17	.78
ADMINISTRATIVE	.55	.40	.36	.84	5	.55	.40	.36	.84
TOTAL OPER EXP	4.31	4.58	3.18	5.40	5	4.47	4.58	3.19	5.68
FIXED EXPENSES	1.32	1.42	.77	1.66	5	1.32	1.42	.77	1.66
TOTAL OPER+FIXED	5.63	6.03	3.95	7.04	5	5.79	6.03	3.96	7.32
LEASING EXP	.02	.03			2				
TOTAL PAYROLL	.60	.67	.28	.81	5				
TOTAL CONTRACT	1.53	1.36	1.20	2.00	5				

AVG SQFT OFC TEN	6545	5	AVG OFFICE OCCUPANCY	98.2	5
AVG SQFT RET TEN	1589	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	256	3	AVG RATE YR-END RENT	15.00	5
			RENTABLE GROSS SQFT	.77	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.94	3	ADMIN TOTAL	.40	3
PAYROLL	.02	2	PAYROLL	.31	3
CONTRACT	.80	3	MGMT FEES	.01	3
SUP MAT MISC	.08	3	LEGAL FEES	.05	3
TRASH REMOVAL	.03	3	AUDIT FEES	.02	2
			GEN OFC EXP	.02	3
REPR MAINT TOTAL	.89	3	OTHER ADM EXP	.05	2
PAYROLL	.52	2			
ELEVATOR	.15	3	FIXED EXP TOTAL	1.45	3
HVAC	.16	3	REAL ESTATE TAX	1.40	3
ELECTRICAL	.04	3	BUILDING INS	.10	3
STRUCT ROOF			PERS PROP TAX	.00	1
PLUMBING	.01	3	OTHER TAXES		
FIRE LIFE SFTY	.02	2			
OTHER MAINT SUP	.08	3	LEASING EXPENSES	.01	1
			ADV PROMOTION	.01	1
UTILITIES TOTAL	2.07	3	COMM FEES		
ELECTRIC	1.48	3	TENANT ALTS		
GAS	.53	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.71	3
PURCH CH WTR			CLEANING	.02	2
COAL			REPAIR MAINT	.52	2
WATER SEWER	.05	3	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.17	3	ADMINISTRATIVE	.31	3
RDS GNDS TOTAL	.03	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.36	3
RDS GNDS CONTR	.03	2	CLEANING	.81	3
RDS GNDS OTHER			REPAIR MAINT	.29	3
SECURITY TOTAL	.16	3	RDS GROUNDS	.03	2
SEC PAYROLL			SECURITY	.16	3
SEC CONTRACTS	.16	2	ADMINISTRATIVE	.10	3
SEC OTHER	.16	1			

U.S. PRIVATE SECTOR
GRAND RAPIDS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 439,216 SQ.FT.					412,730 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.04	9.62		
RETAIL AREA	9.79	11.76			2				
OTHER AREA	2.82	2.82			1				
TOTAL RENT	10.67	9.62			3				
MISCELLANEOUS	.62	.48			2				
TOTAL INCOME	11.10	9.64			3				
EXPENSE									
CLEANING	.83	.81			3	.87	.81		
REPAIR-MAINT	.80	.56			3	.84	.56		
UTILITIES	1.63	1.32			3	1.70	1.32		
RDS. GNDS. SEC	.18	.17			3	.18	.17		
ADMINISTRATIVE	.52	.40			3	.52	.40		
TOTAL OPER EXP	3.95	3.58			3	4.15	3.60		
FIXED EXPENSES	1.28	1.14			3	1.28	1.14		
TOTAL OPER+FIXED	5.23	4.72			3	5.43	4.74		
LEASING EXP	.01	.01			1				
TOTAL PAYROLL	.57	.32			3				
TOTAL CONTRACT	1.48	1.36			3				

AVG SQFT OFC TEN	10389	3	AVG OFFICE OCCUPANCY	98.2	3
AVG SQFT RET TEN	1589	1	AVG RETAIL OCCUPANCY	00.0	1
AVG SQFT OFC WORK	237	2	AVG RATE YR-END RENT	14.83	3
			RENTABLE GROSS SQFT	.79	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM. FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
GREENVILLE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 528,059 SQ.FT.					528,059 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	10.03	8.98	7.73	10.32
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.03	8.98	7.73	10.32	4				
MISCELLANEOUS	.13	.07			3				
TOTAL INCOME	10.15	9.05	7.78	10.45	4				
EXPENSE									
CLEANING	.38	.28	.09	.59	4	.38	.28	.09	.59
REPAIR-MAINT	.57	.53	.50	.67	4	.57	.53	.50	.67
UTILITIES	1.29	1.22	.91	1.60	4	1.29	1.22	.91	1.60
RDS GNDS SEC	.20	.12	.11	.24	4	.20	.12	.11	.24
ADMINISTRATIVE	.58	.58	.50	.65	4	.58	.58	.50	.65
TOTAL OPER EXP	3.02	2.85	2.39	3.47	4	3.02	2.85	2.39	3.47
FIXED EXPENSES	.74	.63	.54	.77	4	.74	.63	.54	.77
TOTAL OPER+FIXED	3.76	3.63	3.12	4.06	4	3.76	3.63	3.12	4.06
LEASING EXP	.25	.23	.16	.33	4				
TOTAL PAYROLL	.39	.40			3				
TOTAL CONTRACT	.91	.87	.81	1.01	4				

AVG SQFT OFC TEN	7661	4	AVG OFFICE OCCUPANCY	84.1	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	269	4	AVG RATE YR-END RENT	11.50	4
			RENTABLE GROSS SQFT	.82	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM. FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
HARTFORD
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS 3,954,085 SQ.FT.					3,791,377 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	17.04	13.74	10.66	19.05
RETAIL AREA	19.88	15.88			1				
OTHER AREA									
TOTAL RENT	16.88	12.69	10.34	18.96	6				
MISCELLANEOUS	.30	.10	.01	.86	6				
TOTAL INCOME	17.18	12.90	11.03	19.19	6				
EXPENSE									
CLEANING	1.19	1.11	.97	1.31	13	1.25	1.11	.98	1.33
REPAIR-MAINT	1.03	.84	.52	1.29	13	1.07	.84	.52	1.41
UTILITIES	2.21	1.91	1.54	2.46	13	2.30	1.91	1.55	2.55
RDS GNDS SEC	.71	.50	.16	.96	13	.71	.50	.16	.96
ADMINISTRATIVE	.55	.52	.45	.74	13	.55	.52	.45	.74
TOTAL OPER EXP	5.69	4.90	4.45	5.92	13	5.93	4.99	4.50	6.13
FIXED EXPENSES	3.08	1.47	1.26	3.67	13	3.08	1.47	1.26	3.67
TOTAL OPER+FIXED	8.77	6.37	5.99	9.25	13	9.01	6.43	6.15	9.49
LEASING EXP	.33	.20	.07	.40	4				
TOTAL PAYROLL	2.03	1.45	.65	2.49	11				
TOTAL CONTRACT	1.17	1.27	.54	2.73	11				

AVG SQFT OFC TEN	30913	9	AVG OFFICE OCCUPANCY	94.6	13
AVG SQFT RET TEN	1629	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	212	11	AVG RATE YR-END RENT	21.30	6
			RENTABLE GROSS SQFT	.84	12

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.12	12	ADMIN TOTAL	.49	12
PAYROLL	.99	6	PAYROLL	.18	9
CONTRACT	.74	12	MGMT FEES	.45	4
SUP MAT MISC	.11	10	LEGAL FEES	.03	4
TRASH REMOVAL	.04	6	AUDIT FEES	.03	2
			GEN OFC EXP	.16	7
REPR MAINT TOTAL	1.02	12	OTHER ADM EXP	.03	10
PAYROLL	.52	12			
ELEVATOR	.27	6	FIXED EXP TOTAL	1.42	12
HVAC	.04	6	REAL ESTATE TAX	1.32	12
ELECTRICAL	.03	6	BUILDING INS	.09	12
STRUCT ROOF	.04	4	PERS PROP TAX	.69	4
PLUMBING	.02	6	OTHER TAXES	.00	4
FIRE LIFE SFTY	.04	3			
OTHER MAINT SUP	.20	12	LEASING EXPENSES	.13	3
			ADV PROMOTION	.04	2
UTILITIES TOTAL	1.87	12	COMM FEES	.01	1
ELECTRIC	1.38	12	TENANT ALTS	.28	2
GAS	.09	9	BUY-OUTS		
FUEL OIL	.16	9			
PURCH STEAM	.49	2	TOTAL PAYROLL	1.79	10
PURCH CH WTR	1.06	2	CLEANING	.99	6
COAL			REPAIR MAINT	.59	10
WATER SEWER	.03	12	RDS GROUNDS	.12	6
			SECURITY	.69	7
RDS GNDS SEC TOT	.67	12	ADMINISTRATIVE	.17	8
RDS GNDS TOTAL	.20	10			
RDS GNDS PAYRL	.12	6	TOTAL CONTRACTS	1.42	10
RDS GNDS CONTR	.06	6	CLEANING	.88	10
RDS GNDS OTHER	.02	8	REPAIR MAINT	.33	10
SECURITY TOTAL	.64	10	RDS GROUNDS	.06	8
SEC PAYROLL	.63	6	SECURITY	.02	8
SEC CONTRACTS	.02	9	ADMINISTRATIVE	.42	3
SEC OTHER	.01	8			

U.S. PRIVATE SECTOR
HARTFORD
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 506,295 SQ.FT.					469,792 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.48	1.03			3	1.59	1.03		
REPAIR-MAINT	1.50	1.19			3	1.62	1.19		
UTILITIES	3.15	2.20			3	3.40	2.20		
RDS GNDS SEC	.70	.35			3	.70	.35		
ADMINISTRATIVE	.56	.52			3	.56	.52		
TOTAL OPER EXP	7.39	5.36			3	7.96	5.36		
FIXED EXPENSES	3.09	1.76			3	3.09	1.76		
TOTAL OPER+FIXED	10.48	6.74			3	11.05	6.74		
LEASING EXP	.08	.07			2				
TOTAL PAYROLL	2.12	2.12			1				
TOTAL CONTRACT	2.79	2.79			1				

AVG SQFT OFC TEN	11967	3	AVG OFFICE OCCUPANCY	96.8	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	208	1	AVG RATE YR-END RENT	19.50	2
			RENTABLE GROSS SQFT	.79	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.03	3	ADMIN TOTAL	.52	3
PAYROLL	.06	1	PAYROLL	.29	2
CONTRACT	.83	3	MGMT FEES	.62	2
SUP MAT MISC	.04	2	LEGAL FEES	.04	2
TRASH REMOVAL	.09	3	AUDIT FEES	.05	1
			GEN OFC EXP	.02	2
REPR MAINT TOTAL	1.19	3	OTHER ADM EXP	.01	3
PAYROLL	.51	3			
ELEVATOR	.27	3	FIXED EXP TOTAL	1.76	3
HVAC	.04	3	REAL ESTATE TAX	1.71	3
ELECTRICAL	.06	3	BUILDING INS	.10	3
STRUCT ROOF	.13	1	PERS PROP TAX	.69	2
PLUMBING	.02	3	OTHER TAXES		
FIRE LIFE SFTY	.02	1			
OTHER MAINT SUP	.16	3	LEASING EXPENSES	.07	2
			ADV PROMOTION	.04	2
UTILITIES TOTAL	2.20	3	COMM/FEES	.01	1
ELECTRIC	1.81	3	TENANT ALTS	.04	1
GAS	.03	1	BUY-OUTS		
FUEL OIL	.26	1			
PURCH STEAM	.67	1	TOTAL PAYROLL	2.12	1
PURCH CH WTR	1.73	1	CLEANING	.06	1
COAL			REPAIR MAINT	1.14	1
WATER SEWER	.02	3	RDS GROUNDS		
			SECURITY	.74	1
RDS GNDS SEC TOT	.35	3	ADMINISTRATIVE	.19	1
RDS GNDS TOTAL	.25	1			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.79	1
RDS GNDS CONTR	.25	1	CLEANING	1.75	1
RDS GNDS OTHER			REPAIR MAINT	.67	1
SECURITY TOTAL	.35	3	RDS GROUNDS	.25	1
SEC PAYROLL	.53	2	SECURITY	.11	1
SEC CONTRACTS	.07	2	ADMINISTRATIVE		
SEC OTHER	.02	2			

U.S. PRIVATE SECTOR
HARTFORD
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,371,997 SQ.FT.					1,359,835 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.16	1.11			3	1.17	1.11		
REPAIR-MAINT	.66	.74			3	.67	.75		
UTILITIES	1.79	1.83			3	1.79	1.83		
RDS GNDS SEC	.49	.50			3	.49	.50		
ADMINISTRATIVE	.68	.62			3	.68	.62		
TOTAL OPER EXP	4.79	4.90			3	4.82	4.91		
FIXED EXPENSES	2.04	1.47			3	2.04	1.47		
TOTAL OPER+FIXED	6.83	6.37			3	6.86	6.37		
LEASING EXP	.38	.40			2				
TOTAL PAYROLL	1.04	1.36			3				
TOTAL CONTRACT	1.66	1.66			3				

AVG SQFT OFC TEN	22353	3	AVG OFFICE OCCUPANCY	98.6	3
AVG SQFT RET TEN	1629	2	AVG RETAIL OCCUPANCY	00.0	2
AVG SQFT OFC WORK	174	3	AVG RATE YR-END RENT	24.75	2
			RENTABLE GROSS SQFT	.89	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
HARTFORD
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS 3,443,729 SQ.FT.					3,193,745 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					13	23.52	13.72	11.39	15.40
RETAIL AREA	38.00	38.00			1				
OTHER AREA	38.00	38.00			1				
TOTAL RENT	23.94	13.72	11.39	15.40	13				
MISCELLANEOUS	.05	.05	.02	.13	5				
TOTAL INCOME	23.95	13.82	11.41	15.40	13				
EXPENSE									
CLEANING	.82	.79	.73	.92	15	.88	.83	.73	.97
REPAIR-MAINT	1.38	.42	.32	1.31	15	1.49	.42	.32	1.36
UTILITIES	1.82	1.73	1.36	2.18	15	1.96	1.73	1.36	2.46
RDS GNDS SEC	.74	.32	.24	.66	15	.74	.32	.24	.66
ADMINISTRATIVE	.35	.48	.37	.61	15	.35	.48	.37	.61
TOTAL OPER EXP	5.10	3.88	3.70	5.52	15	5.50	3.88	3.70	5.59
FIXED EXPENSES	1.56	1.25	1.02	1.36	14	1.56	1.25	1.02	1.36
TOTAL OPER+FIXED	6.38	5.02	4.35	6.88	15	6.46	5.02	4.35	6.88
LEASING EXP	.22	.21			4				
TOTAL PAYROLL	1.22	.16	.12	.45	11				
TOTAL CONTRACT	1.21	1.58	1.25	1.62	13				

AVG SQFT OFC TEN	55078	15	AVG OFFICE OCCUPANCY	98.3	15
AVG SQFT RET TEN	1782	1	AVG RETAIL OCCUPANCY	99.0	1
AVG SQFT OFC WORK	254	13	AVG RATE YR-END RENT	16.38	13
			RENTABLE GROSS SQFT	.91	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	12	ADMIN TOTAL	.49	12
PAYROLL			PAYROLL	.30	2
CONTRACT	.74	12	MGMT FEES	.49	10
SUP MAT MISC	.06	12	LEGAL FEES	.08	2
TRASH REMOVAL	.03	11	AUDIT FEES	.07	4
			GEN OFC EXP	.03	2
REPR MAINT TOTAL	.40	12	OTHER ADM EXP	.07	1
PAYROLL	.15	9			
ELEVATOR	.05	12	FIXED EXP TOTAL	1.15	12
HVAC	.04	12	REAL ESTATE TAX	.95	11
ELECTRICAL	.04	12	BUILDING INS	.10	11
STRUCT ROOF	.04	2	PERS PROP TAX	.00	5
PLUMBING	.01	11	OTHER TAXES		
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.07	11	LEASING EXPENSES	.16	3
			ADV PROMOTION	.02	3
UTILITIES TOTAL	1.68	12	COMM FEES	.14	3
ELECTRIC	1.44	12	TENANT ALTS		
GAS	.10	12	BUY-OUTS		
FUEL OIL	.02	2			
PURCH STEAM			TOTAL PAYROLL	.15	9
PURCH CH WTR			CLEANING	.14	1
COAL			REPAIR MAINT	.16	8
WATER SEWER	.05	9	RDS GROUNDS	.12	1
			SECURITY	.49	1
RDS GNDS SEC TOT	.31	12	ADMINISTRATIVE	.18	1
RDS GNDS TOTAL	.24	12			
RDS GNDS PAYRL	.12	1	TOTAL CONTRACTS	1.59	11
RDS GNDS CONTR	.24	12	CLEANING	.75	11
RDS GNDS OTHER	.04	5	REPAIR MAINT	.07	11
SECURITY TOTAL	.01	9	RDS GROUNDS	.28	11
SEC PAYROLL	.49	1	SECURITY	.21	2
SEC CONTRACTS	.01	3	ADMINISTRATIVE	.48	11
SEC OTHER	.01	7			

U.S. PRIVATE SECTOR
HARTFORD
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 656,298 SQ.FT.					656,298 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	13.29	13.47	11.31	15.40
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.29	13.47	11.31	15.40	8				
MISCELLANEOUS	.04	.04			2				
TOTAL INCOME	13.30	13.47	11.34	15.40	8				
EXPENSE									
CLEANING	.75	.80	.67	.86	8	.75	.80	.67	.86
REPAIR-MAINT	.50	.41	.32	.54	8	.50	.41	.32	.54
UTILITIES	2.02	1.71	1.56	1.88	8	2.02	1.71	1.56	1.88
RDS GNDS SEC	.32	.30	.25	.35	8	.32	.30	.25	.35
ADMINISTRATIVE	.53	.51	.44	.61	8	.53	.51	.44	.61
TOTAL OPER EXP	4.12	3.84	3.73	4.50	8	4.12	3.84	3.73	4.50
FIXED EXPENSES	1.21	1.21	1.05	1.33	8	1.21	1.21	1.05	1.33
TOTAL OPER+FIXED	5.34	5.02	4.80	5.81	8	5.34	5.02	4.80	5.81
LEASING EXP	.26	.25			2				
TOTAL PAYROLL	.20	.16	.13	.24	8				
TOTAL CONTRACT	1.60	1.60	1.39	1.64	8				

AVG SQFT OFC TEN	14831	8	AVG OFFICE OCCUPANCY	94.9	8
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	250	6	AVG RATE YR-END RENT	14.75	8
			RENTABLE GROSS SQFT	.97	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.62	7	ADMIN TOTAL	.49	7
PAYROLL			PAYROLL	.42	1
CONTRACT	.74	7	MGMT FEES	.50	6
SUP MAT MISC	.05	7	LEGAL FEES	.11	1
TRASH REMOVAL	.03	7	AUDIT FEES	.04	1
			GEN OFC EXP	.01	1
REPR MAINT TOTAL	.40	7	OTHER ADM EXP	.07	1
PAYROLL	.15	7			
ELEVATOR	.05	7	FIXED EXP TOTAL	1.15	7
HVAC	.03	7	REAL ESTATE TAX	1.05	7
ELECTRICAL	.04	7	BUILDING INS	.10	7
STRUCT ROOF			PERS PROP TAX	.00	4
			OTHER TAXES		
PLUMBING	.00	6			
FIRE LIFE SFTY			LEASING EXPENSES	.30	1
OTHER MAINT SUP	.15	7	ADV PROMOTION	.04	1
			COMM/FEES	.26	1
UTILITIES TOTAL	1.68	7	TENANT ALTS		
ELECTRIC	1.45	7			
GAS	.10	7	BUY-OUTS		
FUEL OIL	.01	1			
PURCH STEAM			TOTAL PAYROLL	.15	7
PURCH CH WTR			CLEANING	.14	1
COAL			REPAIR MAINT	.16	6
WATER SEWER	.05	7	RDS GROUNDS		
			SECURITY		
RDS. GNDS. SEC TOT	.33	7	ADMINISTRATIVE		
RDS. GNDS TOTAL	.28	7			
RDS. GNDS PAYRL			TOTAL CONTRACTS	1.62	7
RDS. GNDS CONTR	.28	7	CLEANING	.76	7
RDS. GNDS OTHER	.01	1	REPAIR MAINT	.06	7
SECURITY TOTAL	.01	7	RDS. GROUNDS	.28	7
SEC PAYROLL			SECURITY	.42	1
SEC CONTRACTS	.22	2	ADMINISTRATIVE	.48	7
SEC OTHER	.01	5			

U.S. PRIVATE SECTOR
HONOLULU
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS 1,925,245 SQ.FT.					1,797,618 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	14.55	13.15	12.17	18.02
RETAIL AREA	21.79	22.05	19.17	27.68	5				
OTHER AREA	12.33	40.35			2				
TOTAL RENT	17.25	18.34	14.80	20.40	7				
MISCELLANEOUS	1.36	1.23	.26	3.82	4				
TOTAL INCOME	18.08	19.60	15.41	20.40	7				
EXPENSE									
CLEANING	.80	.77	.63	1.04	12	.85	.82	.65	1.07
REPAIR-MAINT	.87	.83	.48	1.08	12	.91	.86	.60	1.24
UTILITIES	2.24	2.33	1.76	2.61	12	2.35	2.45	1.89	2.82
RDS GNDS SEC	.32	.28	.23	.42	12	.32	.28	.23	.42
ADMINISTRATIVE	.75	.79	.51	1.04	12	.75	.79	.51	1.04
TOTAL OPER EXP	4.98	5.29	3.99	5.72	12	5.25	5.55	4.15	5.88
FIXED EXPENSES	1.84	2.14	1.11	2.35	12	1.84	2.14	1.11	2.35
TOTAL OPER+FIXED	6.82	6.60	5.86	7.95	12	7.09	6.86	6.22	8.28
LEASING EXP	.37	.25	.03	.81	7				
TOTAL PAYROLL	.53	.48	.15	.94	6				
TOTAL CONTRACT	1.45	1.44	.91	1.89	6				

AVG SQFT OFC TEN	2698	11	AVG OFFICE OCCUPANCY	92.6	12
AVG SQFT RET TEN	1353	6	AVG RETAIL OCCUPANCY	91.1	7
AVG SQFT OFC WORK	175	10	AVG RATE YR-END RENT	20.47	11
			RENTABLE GROSS SQFT	.84	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.77	12	ADMIN TOTAL	.79	12
PAYROLL	.57	1	PAYROLL	.27	4
CONTRACT	.64	12	MGMT FEES	.61	11
SUP MAT MISC	.10	10	LEGAL FEES	.03	6
TRASH REMOVAL	.03	8	AUDIT FEES	.03	8
			GEN OFC EXP	.06	5
REPR MAINT TOTAL	.83	12	OTHER ADM EXP	.03	9
PAYROLL	.23	10			
ELEVATOR	.11	11	FIXED EXP TOTAL	2.14	12
HVAC	.15	11	REAL ESTATE TAX	1.06	11
ELECTRICAL	.04	9	BUILDING INS	.22	12
STRUCT ROOF	.02	4	PERS PROP TAX	.83	1
PLUMBING	.01	6	OTHER TAXES	.72	9
FIRE LIFE SFTY	.01	8			
OTHER MAINT SUP	.24	10	LEASING EXPENSES	.25	7
			ADV PROMOTION	.05	3
UTILITIES TOTAL	2.33	12	COMM/FEES	.12	6
ELECTRIC	2.28	12	TENANT ALTS	.41	3
GAS	.00	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.48	6
PURCH CH WTR			CLEANING	.57	1
COAL			REPAIR MAINT	.24	6
WATER SEWER	.06	12	RDS GROUNDS	.07	2
			SECURITY	.12	2
RDS GNDS SEC TOT	.28	12	ADMINISTRATIVE	.29	3
RDS GNDS TOTAL	.03	10			
RDS GNDS PAYRL	.07	2	TOTAL CONTRACTS	1.44	6
RDS GNDS CONTR	.02	7	CLEANING	.55	6
RDS GNDS OTHER	.02	3	REPAIR MAINT	.17	4
SECURITY TOTAL	.24	12	RDS GROUNDS	.02	3
SEC PAYROLL	.13	3	SECURITY	.23	5
SEC CONTRACTS	.24	10	ADMINISTRATIVE	.56	6
SEC OTHER	.00	1			

U.S. PRIVATE SECTOR
HONOLULU
DOWNTOWN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 212,155 SQ.FT.					189,974 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	12.73	12.71		
RETAIL AREA	21.27	22.88			2				
OTHER AREA									
TOTAL RENT	17.28	16.34			3				
MISCELLANEOUS	5.88	5.88			1				
TOTAL INCOME	19.24	20.28			3				
EXPENSE									
CLEANING	.70	.81			3	.87	1.08		
REPAIR-MAINT	.68	.79			3	.65	.83		
UTILITIES	2.35	2.33			3	2.52	2.56		
RDS GNDS SEC	.27	.24			3	.27	.24		
ADMINISTRATIVE	.88	.85			3	.88	.85		
TOTAL OPER EXP	4.88	5.34			3	5.68	5.92		
FIXED EXPENSES	2.21	2.17			3	2.21	2.17		
TOTAL OPER+FIXED	7.09	7.45			3	7.90	8.24		
LEASING EXP	.50	.45			2				
TOTAL PAYROLL	.18	.18			1				
TOTAL CONTRACT	1.07	1.07			1				

AVG SQFT OFC TEN	9234	2	AVG OFFICE OCCUPANCY	98.6	3
AVG SQFT RET TEN	1480	2	AVG RETAIL OCCUPANCY	82.6	3
AVG SQFT OFC WORK	379	2	AVG RATE YR-END RENT	20.53	3
			RENTABLE GROSS SQFT	.88	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	3
PAYROLL		
CONTRACT	.78	3
SUP MAT MISC	.06	2
TRASH REMOVAL	.04	3
REPR MAINT TOTAL	.79	3
PAYROLL	.23	2
ELEVATOR	.10	3
HVAC	.23	3
ELECTRICAL	.04	2
STRUCT ROOF	.01	1
PLUMBING	.01	1
FIRE LIFE SFTY	.01	2
OTHER MAINT SUP	.35	1
UTILITIES TOTAL	2.33	3
ELECTRIC	2.27	3
GAS	.00	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.07	3
RDS GNDS SEC TOT	.24	3
RDS GNDS TOTAL	.01	2
RDS GNDS PAYRL		
RDS GNDS CONTR	.01	2
RDS GNDS OTHER		
SECURITY TOTAL	.23	3
SEC PAYROLL		
SEC CONTRACTS	.23	3
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.85	3
PAYROLL		
MGMT FEES	.82	3
LEGAL FEES	.02	2
AUDIT FEES		
GEN OFC EXP	.05	2
OTHER ADM EXP	.03	1
FIXED EXP TOTAL	2.17	3
REAL ESTATE TAX	1.08	3
BUILDING INS	.27	3
PERS PROP TAX	.03	1
OTHER TAXES	.83	2
LEASING EXPENSES	.45	2
ADV PROMOTION	.04	2
COMM FEES	.41	1
TENANT ALTS	.41	1
BUY-OUTS		
TOTAL PAYROLL	.18	1
CLEANING		
REPAIR MAINT	.18	1
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.07	1
CLEANING	.09	1
REPAIR MAINT	.13	1
RDS GROUNDS	.01	1
SECURITY	.23	1
ADMINISTRATIVE	.61	1

U.S. PRIVATE SECTOR
HONOLULU
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 1,001,984 SQ.FT.					953,844 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	14.83	13.98		
RETAIL AREA	22.73	22.05			3				
OTHER AREA	12.33	40.35			2				
TOTAL RENT	15.47	14.92			3				
MISCELLANEOUS	.88	.49			3				
TOTAL INCOME	16.35	15.41			3				
EXPENSE									
CLEANING	.73	.71	.63	.86	5	.76	.74	.65	.91
REPAIR-MAINT	.73	.76	.48	1.04	5	.76	.77	.51	1.04
UTILITIES	1.92	1.97	1.53	2.44	5	2.00	1.97	1.67	2.46
RDS GNDS SEC	.37	.31	.22	.56	5	.37	.31	.22	.56
ADMINISTRATIVE	.84	.90	.51	1.07	5	.84	.90	.51	1.07
TOTAL OPER EXP	4.59	4.40	3.99	5.49	5	4.79	5.06	4.02	5.57
FIXED EXPENSES	1.33	1.23	.63	1.89	5	1.33	1.23	.63	1.89
TOTAL OPER+FIXED	5.92	6.09	5.16	6.60	5	6.12	6.28	5.24	6.86
LEASING EXP	.40	.28	.08	.63	4				
TOTAL PAYROLL	.63	.70	.36	.94	4				
TOTAL CONTRACT	1.42	1.44	1.07	1.83	4				

AVG SQFT OFC TEN	1917	5	AVG OFFICE OCCUPANCY	88.6	5
AVG SQFT RET TEN	996	3	AVG RETAIL OCCUPANCY	97.6	3
AVG SQFT OFC WORK	156	5	AVG RATE YR-END RENT	18.80	4
			RENTABLE GROSS SQFT	.83	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.71	5
PAYROLL	.57	1
CONTRACT	.59	5
SUP MAT MISC	.11	4
TRASH REMOVAL	.03	4
REPR MAINT TOTAL	.76	5
PAYROLL	.21	4
ELEVATOR	.21	4
HVAC	.12	4
ELECTRICAL	.04	3
STRUCT ROOF	.03	3
PLUMBING	.02	2
FIRE LIFE SFTY	.00	3
OTHER MAINT SUP	.09	5
UTILITIES TOTAL	1.97	5
ELECTRIC	1.91	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.06	5
RDS GNDS SEC TOT	.31	5
RDS GNDS TOTAL	.10	4
RDS GNDS PAYRL	.12	1
RDS GNDS CONTR	.04	2
RDS GNDS OTHER	.02	3
SECURITY TOTAL	.29	5
SEC PAYROLL	.13	3
SEC CONTRACTS	.29	3
SEC OTHER	.00	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.90	5
PAYROLL	.27	4
MGMT FEES	.55	4
LEGAL FEES	.04	3
AUDIT FEES	.04	4
GEN OFC EXP	.06	3
OTHER ADM EXP	.02	5
FIXED EXP TOTAL	1.23	5
REAL ESTATE TAX	.97	4
BUILDING INS	.15	5
PERS PROP TAX		
OTHER TAXES	.57	3
LEASING EXPENSES	.28	4
ADV PROMOTION	.12	1
COMM FEES	.10	4
TENANT ALTS	.47	2
BUY-OUTS		
TOTAL PAYROLL	.70	4
CLEANING	.57	1
REPAIR MAINT	.21	4
RDS GROUNDS	.12	1
SECURITY	.12	2
ADMINISTRATIVE	.29	3
TOTAL CONTRACTS	1.44	4
CLEANING	.55	4
REPAIR MAINT	.19	3
RDS GROUNDS	.04	2
SECURITY	.29	3
ADMINISTRATIVE	.53	4

U.S. PRIVATE SECTOR
HOUSTON
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	41 BLDS 19,728,354 SQ.FT.					17,826,711 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					36	12.44	11.05	6.87	13.00
RETAIL AREA	10.14	10.45	7.67	16.34	15				
OTHER AREA	5.97	3.16	1.03	7.66	5				
TOTAL RENT	11.55	11.21	5.38	13.67	39				
MISCELLANEOUS	.68	.10	.04	.74	29				
TOTAL INCOME	12.02	11.27	5.44	14.79	39				
EXPENSE									
CLEANING	.60	.59	.25	.68	41	.66	.65	.25	.76
REPAIR-MAINT	.94	.70	.57	.94	41	1.04	.78	.57	1.05
UTILITIES	1.66	1.36	.95	1.88	41	1.81	1.52	.96	2.22
RDS GNDS SEC	.33	.30	.18	.37	41	.33	.30	.18	.37
ADMINISTRATIVE	.60	.61	.30	.77	41	.60	.61	.30	.77
TOTAL OPER EXP	4.12	3.87	2.67	4.40	41	4.52	4.05	2.88	5.36
FIXED EXPENSES	2.40	1.56	.97	1.75	41	2.40	1.56	.97	1.75
TOTAL OPER+FIXED	6.51	5.31	3.63	6.16	41	6.92	5.74	4.45	7.51
LEASING EXP	.76	.22	.11	.51	36				
TOTAL PAYROLL	.68	.44	.27	.86	38				
TOTAL CONTRACT	1.01	.93	.50	1.30	37				

AVG SQFT OFC TEN	17620	41	AVG OFFICE OCCUPANCY	86.7	41
AVG SQFT RET TEN	3222	20	AVG RETAIL OCCUPANCY	75.8	20
AVG SQFT OFC WORK	330	23	AVG RATE YR-END RENT	13.65	39
			RENTABLE GROSS SQFT	.86	29

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.67	19
PAYROLL	.49	10
CONTRACT	.25	17
SUP MAT MISC	.08	18
TRASH REMOVAL	.02	17
REPR MAINT TOTAL	.89	19
PAYROLL	.24	14
ELEVATOR	.21	18
HVAC	.06	18
ELECTRICAL	.04	18
STRUCT ROOF	.01	15
PLUMBING	.01	18
FIRE LIFE SFTY	.02	8
OTHER MAINT SUP	.14	18
UTILITIES TOTAL	1.40	19
ELECTRIC	1.31	19
GAS	.04	18
FUEL OIL		
PURCH STEAM	.21	1
PURCH CH WTR	.68	2
COAL		
WATER SEWER	.07	18
RDS. GNDS SEC TOT	.31	19
RDS GNDS TOTAL	.04	13
RDS. GNDS PAYRL	.01	1
RDS GNDS CONTR	.03	12
RDS. GNDS OTHER	.02	7
SECURITY TOTAL	.26	19
SEC PAYROLL	.17	4
SEC CONTRACTS	.25	18
SEC OTHER	.02	3

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.61	19
PAYROLL	.19	19
MGMT FEES	.27	13
LEGAL FEES	.02	10
AUDIT FEES	.01	12
GEN OFC EXP	.05	17
OTHER ADM EXP	.08	12
FIXED EXP TOTAL	1.58	19
REAL ESTATE TAX	1.52	19
BUILDING INS	.07	17
PERS PROP TAX	.08	4
OTHER TAXES	.00	5
LEASING EXPENSES	.45	15
ADV PROMOTION	.01	10
COMM FEES	.11	13
TENANT ALTS	.42	10
BUY-OUTS	.44	1
TOTAL PAYROLL	.72	16
CLEANING	.50	9
REPAIR MAINT	.24	12
RDS GROUNDS	.01	1
SECURITY	.17	4
ADMINISTRATIVE	.20	16
TOTAL CONTRACTS	1.09	15
CLEANING	.54	15
REPAIR MAINT	.25	13
RDS GROUNDS	.03	10
SECURITY	.25	14
ADMINISTRATIVE	.13	14

U.S. PRIVATE SECTOR
HOUSTON
DOWNTOWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 2,107,146 SQ.FT.					1,985,884 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	10.37	10.71		
RETAIL AREA	11.74	11.37			2				
OTHER AREA	.24	1.03			2				
TOTAL RENT	10.21	10.83			3				
MISCELLANEOUS	.46	.46			2				
TOTAL INCOME	10.52	11.27			3				
EXPENSE									
CLEANING	.64	.65	.55	.74	4	.68	.72	.58	.79
REPAIR MAINT	1.31	.87	.74	1.65	4	1.39	.92	.78	1.94
UTILITIES	2.24	2.12	1.30	3.23	4	2.35	2.27	1.36	3.38
RDS GNDS SEC	.43	.34	.31	.55	4	.43	.34	.31	.55
ADMINISTRATIVE	.74	.76	.67	.80	4	.74	.76	.67	.80
TOTAL OPER EXP	5.36	4.65	3.84	6.90	4	5.66	5.11	4.04	7.28
FIXED EXPENSES	1.78	1.53	1.49	2.06	4	1.78	1.53	1.49	2.06
TOTAL OPER+FIXED	7.13	6.16	5.33	8.96	4	7.43	6.62	5.53	9.34
LEASING EXP	.96	.93	.27	1.63	4				
TOTAL PAYROLL	.57	.50	.38	.75	4				
TOTAL CONTRACT	1.53	1.51			3				

AVG SQFT OFC TEN	19740	4	AVG OFFICE OCCUPANCY	91.5	4
AVG SQFT RET TEN	3297	2	AVG RETAIL OCCUPANCY	90.8	2
AVG SQFT OFC WORK	279	4	AVG RATE YR-END RENT	17.67	3
			RENTABLE GROSS SQFT	.88	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.71	3
PAYROLL	.25	2
CONTRACT	.64	2
SUP MAT MISC	.06	3
TRASH REMOVAL	.02	3
REPR MAINT TOTAL	.95	3
PAYROLL	.26	2
ELEVATOR	.18	3
HVAC	.11	3
ELECTRICAL	.05	3
STRUCT ROOF	.04	2
PLUMBING	.02	3
FIRE LIFE SFTY		
OTHER MAINT SUP	.39	3
UTILITIES TOTAL	2.93	3
ELECTRIC	1.46	3
GAS	.02	2
FUEL OIL		
PURCH STEAM	.21	1
PURCH CH WTR	1.19	1
COAL		
WATER SEWER	.06	3
RDS. GNDS SEC TOT	.31	3
RDS GNDS TOTAL	.05	2
RDS GNDS PAYRL		
RDS GNDS CONTR	.04	2
RDS GNDS OTHER	.02	1
SECURITY TOTAL	.31	3
SEC PAYROLL		
SEC CONTRACTS	.31	3
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.74	3
PAYROLL	.24	3
MGMT FEES	.24	2
LEGAL FEES	.04	2
AUDIT FEES	.01	2
GEN OFC EXP	.04	3
OTHER ADM EXP	.12	2
FIXED EXP TOTAL	1.56	3
REAL ESTATE TAX	1.42	3
BUILDING INS	.13	3
PERS PROP TAX	.16	1
OTHER TAXES	.00	1
LEASING EXPENSES	.49	3
ADV PROMOTION	.02	1
COMM/FEES	.13	2
TENANT ALTS	.83	2
BUY-OUTS		
TOTAL PAYROLL	.56	3
CLEANING	.25	2
REPAIR MAINT	.26	2
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.24	3
TOTAL CONTRACTS	1.57	2
CLEANING	.64	2
REPAIR MAINT	.67	1
RDS GROUNDS	.05	1
SECURITY	.50	2
ADMINISTRATIVE	.07	2

U.S. PRIVATE SECTOR
HOUSTON
DOWNTOWN MORE THAN 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS 16,848,014 SQ.FT.					15,092,732 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					11	13.09	12.56	11.39	14.29
RETAIL AREA	8.47	9.97	4.51	15.71	9				
OTHER AREA	7.12	8.23			3				
TOTAL RENT	11.93	12.05	8.58	14.57	14				
MISCELLANEOUS	.74	.45	.04	.90	9				
TOTAL INCOME	12.43	13.18	8.81	15.50	14				
EXPENSE									
CLEANING	.61	.64	.52	.71	15	.68	.71	.59	.91
REPAIR-MAINT	.91	.70	.59	1.00	15	1.01	.84	.60	1.12
UTILITIES	1.63	1.55	1.22	1.94	15	1.79	1.65	1.28	2.39
RDS GNDS SEC	.32	.30	.20	.43	15	.32	.30	.20	.43
ADMINISTRATIVE	.58	.50	.25	.76	15	.58	.50	.25	.76
TOTAL OPER EXP	4.05	4.00	3.04	4.40	15	4.49	4.18	3.33	5.36
FIXED EXPENSES	2.54	1.72	1.58	2.05	15	2.54	1.72	1.58	2.05
TOTAL OPER+FIXED	6.59	5.64	4.63	6.96	15	7.03	5.96	4.98	11.60
LEASING EXP	.76	.25	.10	.52	11				
TOTAL PAYROLL	.71	.66	.43	.95	12				
TOTAL CONTRACT	.97	1.00	.72	1.27	12				

AVG SQFT OFC TEN	21604	15	AVG OFFICE OCCUPANCY	86.5	15
AVG SQFT RET TEN	3166	14	AVG RETAIL OCCUPANCY	73.7	14
AVG SQFT OFC WORK	337	15	AVG RATE YR-END RENT	16.25	14
			RENTABLE GROSS SQFT	.84	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.67	12	ADMIN TOTAL	.35	12
PAYROLL	.50	7	PAYROLL	.14	12
CONTRACT	.16	12	MGMT FEES	.27	8
SUP MAT MISC	.08	11	LEGAL FEES	.01	4
TRASH REMOVAL	.02	11	AUDIT FEES	.01	6
			GEN OFC EXP	.05	11
REPR MAINT TOTAL	.64	12	OTHER ADM EXP	.05	9
PAYROLL	.23	11			
ELEVATOR	.24	11	FIXED EXP TOTAL	1.64	12
HVAC	.05	11	REAL ESTATE TAX	1.56	12
ELECTRICAL	.02	11	BUILDING INS	.07	10
STRUCT ROOF	.02	10	PERS PROP TAX	.01	3
PLUMBING	.01	11	OTHER TAXES	.00	4
FIRE LIFE SFTY	.01	7			
OTHER MAINT SUP	.08	12	LEASING EXPENSES	.45	9
			ADV PROMOTION	.01	6
UTILITIES TOTAL	1.38	12	COMM FEES	.11	8
ELECTRIC	1.26	12	TENANT ALTS	.50	5
GAS	.05	12	BUY-OUTS	.44	1
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.80	9
PURCH CH WTR	.17	1	CLEANING	.52	6
COAL			REPAIR MAINT	.23	9
WATER SEWER	.07	11	RDS GROUNDS	.01	1
			SECURITY	.17	4
RDS GNDS SEC TOT	.31	12	ADMINISTRATIVE	.12	9
RDS GNDS TOTAL	.03	6			
RDS GNDS PAYRL	.01	1	TOTAL CONTRACTS	.81	9
RDS GNDS CONTR	.03	7	CLEANING	.08	9
RDS GNDS OTHER	.01	3	REPAIR MAINT	.25	9
SECURITY TOTAL	.25	12	RDS GROUNDS	.03	6
SEC PAYROLL	.17	4	SECURITY	.24	8
SEC CONTRACTS	.24	11	ADMINISTRATIVE	.18	6
SEC OTHER	.02	3			

U.S. PRIVATE SECTOR
HOUSTON
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	110 BLDS 24,898,570 SQ.FT.					24,671,119 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					99	11.09	10.49	7.80	12.48
RETAIL AREA	12.94	8.10	3.55	16.49	21				
OTHER AREA	21.34	21.34			1				
TOTAL RENT	11.19	10.52	7.89	12.50	100				
MISCELLANEOUS	.29	.06	.02	.28	75				
TOTAL INCOME	11.41	10.84	8.00	12.84	100				
EXPENSE									
CLEANING	.57	.57	.47	.70	110	.58	.58	.48	.70
REPAIR-MAINT	.81	.71	.57	.86	110	.82	.71	.57	.87
UTILITIES	1.51	1.39	1.25	1.77	110	1.52	1.39	1.25	1.77
RDS GNDS SEC	.39	.37	.24	.49	110	.39	.37	.24	.49
ADMINISTRATIVE	.65	.70	.48	.97	110	.65	.70	.48	.97
TOTAL OPER EXP	3.93	3.96	3.56	4.51	110	3.96	4.01	3.57	4.57
FIXED EXPENSES	1.48	1.37	1.23	1.60	110	1.48	1.37	1.23	1.60
TOTAL OPER+FIXED	5.41	5.41	4.86	5.89	110	5.44	5.41	4.89	5.96
LEASING EXP	.99	.52	.21	1.37	91				
TOTAL PAYROLL	.56	.50	.37	.69	93				
TOTAL CONTRACT	1.35	1.26	1.02	1.94	101				

AVG SQFT OFC TEN	9739	110	AVG OFFICE OCCUPANCY	79.7	110
AVG SQFT RET TEN	4086	18	AVG RETAIL OCCUPANCY	95.5	18
AVG SQFT OFC WORK	347	80	AVG RATE YR-END RENT	14.65	100
			RENTABLE GROSS SQFT	.92	62

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.59	73	ADMIN TOTAL	.72	73
PAYROLL	.20	29	PAYROLL	.21	58
CONTRACT	.46	69	MGMT FEES	.43	65
SUP MAT MISC	.06	66	LEGAL FEES	.03	36
TRASH REMOVAL	.02	60	AUDIT FEES	.06	28
			GEN OFC EXP	.11	47
REPR MAINT TOTAL	.70	73	OTHER ADM EXP	.05	56
PAYROLL	.23	44			
ELEVATOR	.11	67	FIXED EXP TOTAL	1.35	73
HVAC	.10	66	REAL ESTATE TAX	1.29	72
ELECTRICAL	.02	64	BUILDING INS	.06	67
STRUCT ROOF	.04	44	PERS PROP TAX	.00	8
PLUMBING	.02	63	OTHER TAXES	.02	13
FIRE LIFE SFTY	.01	31			
OTHER MAINT SUP	.19	73	LEASING EXPENSES	.54	63
			ADV PROMOTION	.05	32
UTILITIES TOTAL	1.38	72	COMM FEES	.23	56
ELECTRIC	1.24	72	TENANT ALTS	.41	42
GAS	.05	30	BUY-OUTS	.38	8
FUEL OIL	.03	2			
PURCH STEAM	.51	3	TOTAL PAYROLL	.50	57
PURCH CH WTR	.72	9	CLEANING	.15	27
COAL			REPAIR MAINT	.23	43
WATER SEWER	.06	72	RDS GROUNDS	.07	11
			SECURITY	.03	1
RDS GNDS SEC TOT	.37	70	ADMINISTRATIVE	.20	54
RDS GNDS TOTAL	.13	67			
RDS GNDS PAYRL	.07	11	TOTAL CONTRACTS	1.60	62
RDS GNDS CONTR	.11	56	CLEANING	.48	62
RDS GNDS OTHER	.04	41	REPAIR MAINT	.28	58
SECURITY TOTAL	.20	69	RDS GROUNDS	.12	52
SEC PAYROLL	.14	8	SECURITY	.19	60
SEC CONTRACTS	.19	63	ADMINISTRATIVE	.48	56
SEC OTHER	.02	14			

U.S. PRIVATE SECTOR
HOUSTON
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	76,863 SQ.FT.				76,863 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.14	12.25		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.14	12.25			3				
MISCELLANEOUS	.20	.20			1				
TOTAL INCOME	12.23	12.44			3				
EXPENSE									
CLEANING	.83	.88			3	.83	.88		
REPAIR-MAINT	1.37	1.23			3	1.37	1.23		
UTILITIES	2.21	2.70			3	2.21	2.70		
RDS GNDS SEC	.63	.64			3	.63	.64		
ADMINISTRATIVE	.87	.65			3	.87	.65		
TOTAL OPER EXP	5.92	5.81			3	5.92	5.81		
FIXED EXPENSES	1.37	1.46			3	1.37	1.46		
TOTAL OPER+FIXED	7.29	7.58			3	7.29	7.58		
LEASING EXP	.53	.28			3				
TOTAL PAYROLL	.33	.33			1				
TOTAL CONTRACT	2.57	2.55			3				

AVG SQFT OFC TEN	2927	3	AVG OFFICE OCCUPANCY	87.6	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	873	2	AVG RATE YR-END RENT	12.50	3
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.88	3	ADMIN TOTAL	.65	3
PAYROLL			PAYROLL	.33	1
CONTRACT	.74	3	MGMT FEES	.65	3
SUP MAT MISC	.03	3	LEGAL FEES		
TRASH REMOVAL	.06	3	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	1.23	3	OTHER ADM EXP	.00	2
PAYROLL					
ELEVATOR	.04	1	FIXED EXP TOTAL	1.46	3
HVAC	.36	3	REAL ESTATE TAX	1.36	3
ELECTRICAL	.04	3	BUILDING INS	.08	3
STRUCT ROOF	.13	2	PERS PROP TAX		
PLUMBING	.02	3	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.47	3	LEASING EXPENSES	.28	3
			ADV PROMOTION	.23	2
UTILITIES TOTAL	2.70	3	COMM. FEES	.10	3
ELECTRIC	2.13	3	TENANT ALTS	.43	1
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.33	1
PURCH CH WTR	.63	2	CLEANING		
COAL			REPAIR MAINT		
WATER SEWER	.01	3	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.64	3	ADMINISTRATIVE	.33	1
RDS GNDS TOTAL	.54	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.55	3
RDS GNDS CONTR	.51	3	CLEANING	.74	3
RDS GNDS OTHER	.04	3	REPAIR MAINT	.35	3
SECURITY TOTAL	.10	3	RDS. GROUNDS	.51	3
SEC PAYROLL			SECURITY	.06	3
SEC CONTRACTS	.06	3	ADMINISTRATIVE	.65	3
SEC OTHER	.04	1			

U.S. PRIVATE SECTOR
HOUSTON
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	1,338,322 SQ.FT.				1,338,322 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					19	10.10	8.79	7.30	12.34
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.10	8.79	7.30	12.34	19				
MISCELLANEOUS	.06	.03	.01	.08	12				
TOTAL INCOME	10.14	8.84	7.30	12.64	19				
EXPENSE									
CLEANING	.58	.53	.49	.77	19	.58	.53	.49	.77
REPAIR-MAINT	.69	.69	.54	.84	19	.69	.69	.54	.84
UTILITIES	1.75	1.70	1.32	1.96	19	1.75	1.70	1.32	1.96
RDS GNDS SEC	.25	.20	.16	.39	19	.25	.20	.16	.39
ADMINISTRATIVE	.90	.80	.43	1.16	19	.90	.80	.43	1.16
TOTAL OPER EXP	4.16	4.05	3.59	4.61	19	4.16	4.05	3.59	4.61
FIXED EXPENSES	1.31	1.28	1.20	1.55	19	1.31	1.28	1.20	1.55
TOTAL OPER+FIXED	5.47	5.28	5.15	5.96	19	5.47	5.28	5.15	5.96
LEASING EXP	.58	.47	.21	.73	19				
TOTAL PAYROLL	.45	.43	.23	.56	10				
TOTAL CONTRACT	1.69	1.85	1.18	2.33	17				

AVG SQFT OFC TEN	3533	19	AVG OFFICE OCCUPANCY	74.2	19
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	378	13	AVG RATE YR-END RENT	14.11	19
			RENTABLE GROSS SQFT	.88	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.54	15	ADMIN TOTAL	.88	15
PAYROLL	.06	3	PAYROLL	.24	8
CONTRACT	.47	15	MGMT FEES	.67	14
SUP MAT MISC	.02	14	LEGAL FEES	.03	3
TRASH REMOVAL	.02	14	AUDIT FEES	.10	3
			GEN OFC EXP	.12	5
REPR MAINT TOTAL	.73	15	OTHER ADM EXP	.00	12
PAYROLL	.30	3			
ELEVATOR	.03	11	FIXED EXP TOTAL	1.28	15
HVAC	.13	15	REAL ESTATE TAX	1.21	15
ELECTRICAL	.02	15	BUILDING INS	.04	15
STRUCT ROOF	.05	12	PERS PROP TAX		
PLUMBING	.01	15	OTHER TAXES	.02	1
FIRE LIFE SFTY	.00	5			
OTHER MAINT SUP	.38	15	LEASING EXPENSES	.47	15
			ADV PROMOTION	.12	6
UTILITIES TOTAL	1.59	15	COMM. FEES	.27	14
ELECTRIC	1.58	15	TENANT ALTS	.22	6
GAS	.08	3	BUY-OUTS	.38	4
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.49	7
PURCH CH WTR			CLEANING	.05	2
COAL			REPAIR MAINT	.30	3
WATER SEWER	.04	15	RDS GROUNDS	.03	2
			SECURITY		
RDS GNDS SEC TOT	.20	15	ADMINISTRATIVE	.23	7
RDS GNDS TOTAL	.12	15			
RDS GNDS PAYRL	.03	2	TOTAL CONTRACTS	1.98	14
RDS GNDS CONTR	.10	13	CLEANING	.50	14
RDS GNDS OTHER	.03	12	REPAIR MAINT	.52	13
SECURITY TOTAL	.08	15	RDS GROUNDS	.10	12
SEC PAYROLL	.05	2	SECURITY	.06	14
SEC CONTRACTS	.07	13	ADMINISTRATIVE	.74	14
SEC OTHER	.02	6			

U.S. PRIVATE SECTOR
HOUSTON
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	40 BLDS 6,690,007 SQ.FT.					6,661,397 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					40	10.04	9.16	7.34	13.21
RETAIL AREA	4.95	7.14	3.47	12.77	5				
OTHER AREA									
TOTAL RENT	10.17	9.15	7.34	13.72	40				
MISCELLANEOUS	.25	.05	.01	.31	32				
TOTAL INCOME	10.38	10.38	7.74	14.02	40				
EXPENSE									
CLEANING	.58	.58	.48	.69	40	.58	.58	.48	.69
REPAIR-MAINT	.66	.64	.53	.76	40	.67	.64	.54	.76
UTILITIES	1.39	1.36	1.23	1.61	40	1.40	1.36	1.23	1.62
RDS GNDS SEC	.42	.40	.29	.49	40	.42	.40	.29	.49
ADMINISTRATIVE	.85	.77	.61	1.19	40	.85	.77	.61	1.19
TOTAL OPER EXP	3.90	3.94	3.50	4.52	40	3.92	3.95	3.50	4.52
FIXED EXPENSES	1.44	1.35	1.22	1.63	40	1.44	1.35	1.22	1.63
TOTAL OPER+FIXED	5.35	5.41	4.85	5.83	40	5.36	5.41	4.85	5.83
LEASING EXP	1.45	.58	.19	2.50	35				
TOTAL PAYROLL	.49	.50	.40	.62	35				
TOTAL CONTRACT	1.38	1.29	1.09	1.72	36				

AVG SQFT OFC TEN	7192	40	AVG OFFICE OCCUPANCY	76.4	40
AVG SQFT RET TEN	2859	5	AVG RETAIL OCCUPANCY	87.7	5
AVG SQFT OFC WORK	352	31	AVG RATE YR-END RENT	14.35	39
			RENTABLE GROSS SQFT	.94	23

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	31	ADMIN TOTAL	.80	31
PAYROLL	.15	10	PAYROLL	.24	28
CONTRACT	.45	30	MGMT FEES	.43	30
SUP MAT MISC	.07	27	LEGAL FEES	.05	20
TRASH REMOVAL	.03	27	AUDIT FEES	.07	16
			GEN OFC EXP	.11	24
REPR MAINT TOTAL	.62	31	OTHER ADM EXP	.06	26
PAYROLL	.23	21			
ELEVATOR	.10	31	FIXED EXP TOTAL	1.37	31
HVAC	.11	27	REAL ESTATE TAX	1.31	31
ELECTRICAL	.02	25	BUILDING INS	.07	31
STRUCT ROOF	.03	16	PERS PROP TAX	.00	1
PLUMBING	.01	24	OTHER TAXES	.02	7
FIRE LIFE SFTY	.01	15			
OTHER MAINT SUP	.13	31	LEASING EXPENSES	.75	26
			ADV PROMOTION	.05	17
UTILITIES TOTAL	1.37	31	COMM FEES	.20	23
ELECTRIC	1.24	31	TENANT ALTS	.63	18
GAS	.05	14	BUY-OUTS	.93	2
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.50	26
PURCH CH WTR	.59	4	CLEANING	.15	9
COAL			REPAIR MAINT	.22	20
WATER SEWER	.06	31	RDS GROUNDS	.10	4
			SECURITY		
RDS. GNDS. SEC TOT	.43	31	ADMINISTRATIVE	.24	26
RDS. GNDS TOTAL	.13	30			
RDS. GNDS PAYRL	.10	4	TOTAL CONTRACTS	1.60	27
RDS GNDS CONTR	.13	25	CLEANING	.52	27
RDS. GNDS OTHER	.04	15	REPAIR MAINT	.17	27
SECURITY TOTAL	.25	31	RDS GROUNDS	.13	22
SEC PAYROLL	.36	2	SECURITY	.24	27
SEC CONTRACTS	.25	29	ADMINISTRATIVE	.44	25
SEC OTHER	.02	4			

U.S. PRIVATE SECTOR
HOUSTON
SUBURBAN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS 8,514,325 SQ.FT.					8,359,125 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					19	10.58	10.98	8.93	12.25
RETAIL AREA	15.04	10.10	3.55	16.39	9				
OTHER AREA	21.34	21.34			1				
TOTAL RENT	10.77	11.67	9.51	12.17	19				
MISCELLANEOUS	.49	.19	.05	.78	12				
TOTAL INCOME	11.08	11.88	9.72	12.25	19				
EXPENSE									
CLEANING	.60	.57	.48	.70	20	.62	.58	.50	.70
REPAIR-MAINT	.86	.75	.68	.89	20	.88	.82	.69	.92
UTILITIES	1.34	1.28	1.13	1.35	20	1.36	1.28	1.17	1.35
RDS GNDS SEC	.37	.30	.23	.45	20	.37	.30	.23	.45
ADMINISTRATIVE	.63	.65	.34	.84	20	.63	.65	.34	.84
TOTAL OPER EXP	3.81	3.63	3.34	4.37	20	3.87	3.64	3.39	4.51
FIXED EXPENSES	1.33	1.35	1.22	1.47	20	1.33	1.35	1.22	1.47
TOTAL OPER+FIXED	5.14	5.03	4.56	5.74	20	5.20	5.14	4.62	5.94
LEASING EXP	1.13	.72	.23	1.75	15				
TOTAL PAYROLL	.64	.68	.38	.81	19				
TOTAL CONTRACT	1.25	1.02	.84	1.49	17				

AVG SQFT OFC TEN	9785	20	AVG OFFICE OCCUPANCY	78.9	20
AVG SQFT RET TEN	4340	9	AVG RETAIL OCCUPANCY	95.9	9
AVG SQFT OFC WORK	301	18	AVG RATE YR-END RENT	15.93	19
			RENTABLE GROSS SQFT	.93	11

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.54	15	ADMIN TOTAL	.67	15
PAYROLL	.36	9	PAYROLL	.18	15
CONTRACT	.45	15	MGMT FEES	.25	10
SUP MAT MISC	.08	15	LEGAL FEES	.01	9
TRASH REMOVAL	.02	14	AUDIT FEES	.05	7
			GEN OFC EXP	.09	13
REPR MAINT TOTAL	.77	15	OTHER ADM EXP	.07	12
PAYROLL	.22	11			
ELEVATOR	.18	15	FIXED EXP TOTAL	1.31	15
HVAC	.09	15	REAL ESTATE TAX	1.30	14
ELECTRICAL	.02	14	BUILDING INS	.06	12
STRUCT ROOF	.02	11	PERS PROP TAX	.00	5
PLUMBING	.02	14	OTHER TAXES	.02	3
FIRE LIFE SFTY	.01	10			
OTHER MAINT SUP	.20	15	LEASING EXPENSES	.72	11
			ADV PROMOTION	.04	4
UTILITIES TOTAL	1.24	14	COMM FEES	.24	11
ELECTRIC	1.08	14	TENANT ALTS	.23	10
GAS	.03	9	BUY-OUTS	.58	2
FUEL OIL	.03	2			
PURCH STEAM			TOTAL PAYROLL	.69	14
PURCH CH WTR	1.22	1	CLEANING	.36	9
COAL			REPAIR MAINT	.22	11
WATER SEWER	.07	14	RDS GROUNDS	.07	3
			SECURITY	.03	1
RDS GNDS SEC TOT	.27	15	ADMINISTRATIVE	.17	14
RDS GNDS TOTAL	.09	13			
RDS GNDS PAYRL	.07	3	TOTAL CONTRACTS	1.11	12
RDS GNDS CONTR	.05	11	CLEANING	.45	12
RDS GNDS OTHER	.06	9	REPAIR MAINT	.31	9
SECURITY TOTAL	.21	15	RDS GROUNDS	.06	10
SEC PAYROLL	.14	4	SECURITY	.21	11
SEC CONTRACTS	.17	13	ADMINISTRATIVE	.37	9
SEC OTHER	.06	2			

U.S. PRIVATE SECTOR
HOUSTON
SUBURBAN MORE THAN 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 6,513,236 SQ.FT.					6,482,171 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	14.58	10.63	9.41	18.14
RETAIL AREA	16.96	18.41			2				
OTHER AREA									
TOTAL RENT	13.99	10.45	9.40	18.42	5				
MISCELLANEOUS	.16	.12	.08	.20	4				
TOTAL INCOME	14.13	10.45	9.52	16.58	5				
EXPENSE									
CLEANING	.52	.63	.42	.70	7	.52	.63	.42	.70
REPAIR-MAINT	.72	.80	.42	.90	7	.72	.80	.43	.90
UTILITIES	1.74	1.77	1.25	2.03	7	1.74	1.77	1.25	2.03
RDS GNDS SEC	.36	.46	.27	.46	7	.36	.46	.27	.46
ADMINISTRATIVE	.44	.47	.33	.53	7	.44	.47	.33	.53
TOTAL OPER EXP	3.78	3.82	3.42	4.05	7	3.79	3.82	3.42	4.05
FIXED EXPENSES	1.70	1.63	1.59	1.80	7	1.70	1.63	1.59	1.80
TOTAL OPER+FIXED	5.48	5.62	5.03	5.70	7	5.49	5.62	5.06	5.70
LEASING EXP	.26	.18	.09	.49	5				
TOTAL PAYROLL	.50	.41	.33	.75	7				
TOTAL CONTRACT	1.24	1.19	1.17	1.37	7				

AVG SQFT OFC TEN	67542	7	AVG OFFICE OCCUPANCY	82.3	7
AVG SQFT RET TEN	4438	4	AVG RETAIL OCCUPANCY	00.0	4
AVG SQFT OFC WORK	406	7	AVG RATE YR-END RENT	16.77	6
			RENTABLE GROSS SQFT	.93	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.66	4	ADMIN TOTAL	.41	4
PAYROLL	.06	2	PAYROLL	.07	4
CONTRACT	.59	4	MGMT FEES	.23	3
SUP MAT MISC	.05	4	LEGAL FEES	.07	2
TRASH REMOVAL	.02	2	AUDIT FEES		
			GEN OFC EXP	.01	3
REPR MAINT TOTAL	.65	4	OTHER ADM EXP	.03	2
PAYROLL	.21	4			
ELEVATOR	.19	4	FIXED EXP TOTAL	1.62	4
HVAC	.04	1	REAL ESTATE TAX	1.59	4
ELECTRICAL	.04	2	BUILDING INS	.07	3
STRUCT ROOF	.13	1	PERS PROP TAX		
PLUMBING	.04	2	OTHER TAXES	.13	2
FIRE LIFE SFTY	.04	1			
OTHER MAINT SUP	.10	4	LEASING EXPENSES	.46	3
			ADV PROMOTION	.07	1
UTILITIES TOTAL	1.76	4	COMM. FEES	.21	3
ELECTRIC	1.13	4	TENANT ALTS	.13	2
GAS	.04	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.37	4
PURCH CH WTR	1.25	2	CLEANING	.08	2
COAL			REPAIR. MAINT	.21	4
WATER SEWER	.06	4	RDS GROUNDS	.07	2
			SECURITY		
RDS. GNDS. SEC TOT	.46	4	ADMINISTRATIVE	.07	4
RDS. GNDS TOTAL	.10	4			
RDS. GNDS PAYRL	.07	2	TOTAL CONTRACTS	1.30	4
RDS. GNDS CONTR	.17	2	CLEANING	.60	4
RDS. GNDS OTHER	.03	2	REPAIR MAINT	.20	4
SECURITY TOTAL	.38	3	RDS GROUNDS	.07	3
SEC PAYROLL			SECURITY	.38	3
SEC CONTRACTS	.38	3	ADMINISTRATIVE	.35	3
SEC OTHER	.04	1			

U.S. PRIVATE SECTOR
INDIANAPOLIS
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS 3,014,843 SQ.FT.					2,847,208 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					12	10.72	10.09	7.46	11.00
RETAIL AREA	9.30	13.99	7.40	16.39	7				
OTHER AREA									
TOTAL RENT	10.51	9.18	7.68	10.46	13				
MISCELLANEOUS	.06	.01	.00	.07	7				
TOTAL INCOME	10.56	9.19	7.72	10.47	13				
EXPENSE									
CLEANING	.87	.92	.83	1.23	13	.92	.98	.83	1.32
REPAIR-MAINT	1.16	1.15	.92	1.26	13	1.22	1.26	.97	1.33
UTILITIES	1.40	1.24	1.16	1.60	13	1.46	1.33	1.23	1.64
RDS GNDS SEC	.34	.40	.23	.53	13	.34	.40	.23	.53
ADMINISTRATIVE	53	.72	.32	.79	13	.53	.72	.32	.79
TOTAL OPER EXP	4.29	4.49	3.80	5.50	13	4.51	4.69	4.02	5.68
FIXED EXPENSES	.95	.87	.80	1.14	13	.95	.87	.80	1.14
TOTAL OPER+FIXED	5.24	5.23	4.70	6.26	13	5.47	5.52	5.00	6.33
LEASING EXP	1.18	.12	.05	.54	10				
TOTAL PAYROLL	1.14	1.36	.66	2.09	13				
TOTAL CONTRACT	1.14	1.01	.76	1.60	12				

AVG SQFT OFC TEN	9247	12	AVG OFFICE OCCUPANCY	91.6	13
AVG SQFT RET TEN	2601	7	AVG RETAIL OCCUPANCY	90.9	7
AVG SQFT OFC WORK	214	10	AVG RATE YR-END RENT	13.47	12
			RENTABLE GROSS SQFT	.83	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.92	13	ADMIN TOTAL	.72	13
PAYROLL	.51	11	PAYROLL	.22	13
CONTRACT	.57	12	MGMT FEES	.41	10
SUP MAT MISC	.05	13	LEGAL FEES	.01	3
TRASH REMOVAL	.04	12	AUDIT FEES	.06	2
			GEN OFC EXP	.03	11
REPR MAINT TOTAL	1.15	13	OTHER ADM EXP	.11	7
PAYROLL	.41	12			
ELEVATOR	.22	13	FIXED EXP TOTAL	.87	13
HVAC	.16	13	REAL ESTATE TAX	.71	13
ELECTRICAL	.04	13	BUILDING INS	.15	13
STRUCT ROOF	.02	2	PERS PROP TAX		
PLUMBING	.02	13	OTHER TAXES	.04	1
FIRE. LIFE SFTY	.08	2			
OTHER MAINT SUP	.24	13	LEASING EXPENSES	.12	10
			ADV PROMOTION	.02	3
UTILITIES TOTAL	1.24	13	COMM. FEES	.13	8
ELECTRIC	1.03	13	TENANT ALTS	.16	9
GAS	.35	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.24	11	TOTAL PAYROLL	1.36	13
PURCH CH WTR			CLEANING	.51	11
COAL			REPAIR. MAINT	.41	12
WATER SEWER	.10	13	RDS. GROUNDS	.13	1
			SECURITY	.22	12
RDS. GNDS SEC TOT	.40	13	ADMINISTRATIVE	.22	13
RDS. GNDS TOTAL	.06	4			
RDS. GNDS PAYRL	.13	1	TOTAL CONTRACTS	1.01	12
RDS. GNDS CONTR	.03	4	CLEANING	.57	10
RDS GNDS OTHER			REPAIR. MAINT	.24	12
SECURITY TOTAL	.32	13	RDS. GROUNDS	.04	3
SEC PAYROLL	.21	12	SECURITY	.24	8
SEC CONTRACTS	.08	8	ADMINISTRATIVE	.43	10
SEC OTHER	.01	1			

U.S. PRIVATE SECTOR
INDIANAPOLIS
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 404,063 SQ.FT.					391,050 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	7.85	7.46	6.69	9.29
RETAIL AREA	13.09	13.09			1				
OTHER AREA									
TOTAL RENT	7.87	7.46	6.69	9.21	5				
MISCELLANEOUS	.01	.00			3				
TOTAL INCOME	7.88	7.46	6.69	9.22	5				
EXPENSE									
CLEANING	1.13	1.00	.84	1.40	5	1.16	1.00	.89	1.44
REPAIR-MAINT	1.05	.93	.63	1.52	5	1.06	.93	.63	1.57
UTILITIES	1.36	1.24	1.16	1.57	5	1.40	1.32	1.22	1.57
RDS GNDS SEC	.42	.51	.21	.64	5	.42	.51	.21	.64
ADMINISTRATIVE	.78	.74	.71	.86	5	.78	.74	.71	.86
TOTAL OPER EXP	4.73	4.58	3.63	5.82	5	4.86	4.58	3.78	6.00
FIXED EXPENSES	.79	.63	.49	1.17	5	.79	.63	.49	1.17
TOTAL OPER+FIXED	5.52	5.21	4.81	6.31	5	5.66	5.21	4.96	6.49
LEASING EXP	.18	.08	.04	.29	4				
TOTAL PAYROLL	1.45	1.38	.98	1.95	5				
TOTAL CONTRACT	1.20	1.07	.81	1.66	5				

AVG SQFT OFC TEN	4151	5	AVG OFFICE OCCUPANCY	92.3	5
AVG SQFT RET TEN	2098	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	193	5	AVG RATE YR-END RENT	11.41	4
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.00	5	ADMIN TOTAL	.74	5
PAYROLL	.29	5	PAYROLL	.28	5
CONTRACT	.60	4	MGMT FEES	.41	5
SUP MAT MISC	.04	5	LEGAL FEES	.01	2
TRASH REMOVAL	.05	5	AUDIT FEES		
			GEN OFC EXP	.03	5
REPR MAINT TOTAL	.93	5	OTHER ADM EXP	.23	1
PAYROLL	.31	4			
ELEVATOR	.24	5	FIXED EXP TOTAL	.63	5
HVAC	.17	5	REAL ESTATE TAX	.49	5
ELECTRICAL	.04	5	BUILDING INS	.13	5
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.02	5	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.11	5	LEASING EXPENSES	.08	4
			ADV PROMOTION		
UTILITIES TOTAL	1.24	5	COMM FEES	.08	2
ELECTRIC	1.05	5	TENANT ALTS	.08	4
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM	.24	4	TOTAL PAYROLL	1.38	5
PURCH CH WTR			CLEANING	.29	5
COAL			REPAIR MAINT	.31	4
WATER SEWER	.11	5	RDS GROUNDS		
			SECURITY	.22	5
RDS GNDS SEC TOT	.51	5	ADMINISTRATIVE	.27	5
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS	1.07	5
RDS GNDS CONTR			CLEANING	.73	3
RDS GNDS OTHER			REPAIR MAINT	.24	5
SECURITY TOTAL	.51	5	RDS GROUNDS		
SEC PAYROLL	.21	5	SECURITY	.04	3
SEC CONTRACTS	.04	3	ADMINISTRATIVE	.43	5
SEC OTHER					

U.S. PRIVATE SECTOR
INDIANAPOLIS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 456,764 SQ.FT.					432,303 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	12.39	12.63		
RETAIL AREA	16.54	16.54			1				
OTHER AREA									
TOTAL RENT	11.51	11.01			3				
MISCELLANEOUS	.07	.07			1				
TOTAL INCOME	11.53	11.01			3				
EXPENSE									
CLEANING	1.15	1.13			3	1.21	1.23		
REPAIR MAINT	1.51	1.17			3	1.60	1.31		
UTILITIES	1.61	1.24			3	1.70	1.39		
RDS GNDS SEC	.47	.54			3	.47	.54		
ADMINISTRATIVE	.36	.35			3	.36	.35		
TOTAL OPER EXP	5.10	5.39			3	5.39	5.39		
FIXED EXPENSES	.94	.90			3	.94	.90		
TOTAL OPER+FIXED	6.04	6.29			3	6.33	6.29		
LEASING EXP	.04	.04			1				
TOTAL PAYROLL	2.26	2.34			3				
TOTAL CONTRACT	.76	.75			2				

AVG SQFT OFC TEN	8758	2	AVG OFFICE OCCUPANCY	98.4	3
AVG SQFT RET TEN	2231	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	270	3	AVG RATE YR-END RENT	12.44	3
			RENTABLE GROSS SQFT	.86	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.13	3	ADMIN TOTAL	.35	3
PAYROLL	.95	3	PAYROLL	.27	3
CONTRACT	.01	3	MGMT FEES		
SUP MAT MISC	.13	3	LEGAL FEES		
TRASH REMOVAL	.04	3	AUDIT FEES		
			GEN OFC EXP	.07	1
REPR MAINT TOTAL	1.17	3	OTHER ADM EXP	.20	2
PAYROLL	.59	3			
ELEVATOR	.16	3	FIXED EXP TOTAL	.90	3
HVAC	.30	3	REAL ESTATE TAX	.73	3
ELECTRICAL	.02	3	BUILDING INS	.19	3
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.01	3	OTHER TAXES	.04	1
FIRE LIFE SFTY					
OTHER MAINT SUP	.35	3	LEASING EXPENSES	.04	1
			ADV PROMOTION		
UTILITIES TOTAL	1.24	3	COMM FEES	.04	1
ELECTRIC	1.02	3	TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM	.33	3	TOTAL PAYROLL	2.34	3
PURCH CH WTR			CLEANING	.95	3
COAL			REPAIR MAINT	.59	3
WATER SEWER	.10	3	RDS GROUNDS	.13	1
			SECURITY	.17	3
RDS GNDS SEC TOT	.54	3	ADMINISTRATIVE	.27	3
RDS GNDS TOTAL	.08	2			
RDS GNDS PAYRL	.13	1	TOTAL CONTRACTS	.75	2
RDS GNDS CONTR	.01	2	CLEANING	.07	2
RDS GNDS OTHER			REPAIR MAINT	.41	2
SECURITY TOTAL	.53	3	RDS GROUNDS	.01	1
SEC PAYROLL	.17	3	SECURITY	.27	2
SEC CONTRACTS	.27	2	ADMINISTRATIVE		
SEC OTHER	.01	1			

U.S. PRIVATE SECTOR
INDIANAPOLIS
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,990,136 SQ.FT.					1,879,784 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.05	10.13		
RETAIL AREA	7.80	8.09			3				
OTHER AREA									
TOTAL RENT	10.90	9.91			3				
MISCELLANEOUS	.07	.01			3				
TOTAL INCOME	10.97	9.92			3				
EXPENSE									
CLEANING	.75	.70			3	.79	.78		
REPAIR-MAINT	1.11	1.14			3	1.17	1.14		
UTILITIES	1.38	1.44			3	1.43	1.52		
RDS GNDS SEC	.30	.28			3	.30	.28		
ADMINISTRATIVE	.50	.29			3	.50	.29		
TOTAL OPER EXP	4.04	3.93			3	4.23	4.14		
FIXED EXPENSES	1.00	1.11			3	1.00	1.11		
TOTAL OPER+FIXED	5.04	4.56			3	5.24	4.88		
LEASING EXP	1.47	.62			3				
TOTAL PAYROLL	.85	.63			3				
TOTAL CONTRACT	1.14	1.01			3				

AVG SQFT OFC TEN	13444	3	AVG OFFICE OCCUPANCY	89.4	3
AVG SQFT RET TEN	2794	3	AVG RETAIL OCCUPANCY	88.8	3
AVG SQFT OFC WORK	204	2	AVG RATE YR-END RENT	17.58	3
			RENTABLE GROSS SQFT	.83	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	3	ADMIN TOTAL	.29	3
PAYROLL	.27	1	PAYROLL	.10	3
CONTRACT	.57	3	MGMT FEES	.13	3
SUP MAT MISC	.05	3	LEGAL FEES	.01	1
TRASH REMOVAL	.03	2	AUDIT FEES		
			GEN OFC EXP	.07	3
REPR MAINT TOTAL	1.14	3	OTHER ADM EXP	.11	2
PAYROLL	.39	3			
ELEVATOR	.21	3	FIXED EXP TOTAL	1.11	3
HVAC	.14	3	REAL ESTATE TAX	.88	3
ELECTRICAL	.01	3	BUILDING INS	.13	3
STRUCT ROOF	.02	2	PERS PROP TAX		
PLUMBING	.01	3	OTHER TAXES		
FIRE LIFE SFTY	.08	2			
OTHER MAINT SUP	.21	3	LEASING EXPENSES	.62	3
			ADV PROMOTION	.02	3
UTILITIES TOTAL	1.44	3	COMM FEES	.15	3
ELECTRIC	1.17	3	TENANT ALTS	.48	3
GAS	.35	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.16	2	TOTAL PAYROLL	.63	3
PURCH CH WTR			CLEANING	.27	1
COAL			REPAIR MAINT	.39	3
WATER SEWER	.08	3	RDS GROUNDS		
			SECURITY	.26	2
RDS GNDS SEC TOT	.28	3	ADMINISTRATIVE	.10	3
RDS GNDS TOTAL	.06	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.01	3
RDS GNDS CONTR	.06	2	CLEANING	.57	3
RDS GNDS OTHER			REPAIR MAINT	.24	3
SECURITY TOTAL	.24	3	RDS GROUNDS	.06	2
SEC PAYROLL	.26	2	SECURITY	.24	1
SEC CONTRACTS	.24	1	ADMINISTRATIVE	.14	3
SEC OTHER					

U.S. PRIVATE SECTOR
INDIANAPOLIS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 528,021 SQ.FT.					528,021 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					11	10.82	8.71	7.29	12.97
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.82	8.71	7.29	12.97	11				
MISCELLANEOUS	.01	.01	.01	.02	9				
TOTAL INCOME	10.83	8.72	7.29	12.97	11				
EXPENSE									
CLEANING	.70	.68	.56	.76	11	.70	.68	.56	.76
REPAIR-MAINT	.44	.43	.31	.58	11	.44	.43	.31	.58
UTILITIES	1.13	1.01	.94	1.43	11	1.13	1.01	.94	1.43
RDS GNDS SEC	.20	.17	.14	.25	11	.20	.17	.14	.25
ADMINISTRATIVE	.58	.57	.42	.75	11	.58	.57	.42	.75
TOTAL OPER EXP	3.04	2.94	2.73	3.45	11	3.04	2.94	2.73	3.45
FIXED EXPENSES	1.56	.79	.73	2.97	11	1.56	.79	.73	2.97
TOTAL OPER+FIXED	4.60	3.88	3.51	6.41	11	4.60	3.88	3.51	6.41
LEASING EXP	.22	.26	.07	.35	11				
TOTAL PAYROLL	.17	.21	.12	.24	7				
TOTAL CONTRACT	1.34	1.31	1.19	1.48	8				

AVG SQFT OFC TEN	3333	11	AVG OFFICE OCCUPANCY	89.0	11
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	221	5	AVG RATE YR-END RENT	12.04	11
			RENTABLE GROSS SQFT	.91	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.71	5	ADMIN TOTAL	.49	5
PAYROLL			PAYROLL		
CONTRACT	.60	5	MGMT FEES	.47	5
SUP MAT MISC	.07	5	LEGAL FEES	.00	3
TRASH REMOVAL	.05	5	AUDIT FEES	.04	2
			GEN OFC EXP	.00	1
REPR MAINT TOTAL	.44	5	OTHER ADM EXP	.02	3
PAYROLL	.16	4			
ELEVATOR	.05	5	FIXED EXP TOTAL	.78	5
HVAC	.13	4	REAL ESTATE TAX	.73	5
ELECTRICAL	.03	5	BUILDING INS	.12	5
STRUCT ROOF	.02	5	PERS PROP TAX		
PLUMBING	.01	5	OTHER TAXES		
FIRE LIFE SFTY	.04	4			
OTHER MAINT SUP	.09	5	LEASING EXPENSES	.26	5
			ADV PROMOTION	.08	3
UTILITIES TOTAL	1.33	5	COMM FEES	.09	5
ELECTRIC	1.26	5	TENANT ALTS	.40	2
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.16	4
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.16	4
WATER SEWER	.08	5	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.16	5	ADMINISTRATIVE		
RDS GNDS TOTAL	.13	5			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.27	5
RDS GNDS CONTR	.11	5	CLEANING	.60	5
RDS GNDS OTHER	.04	3	REPAIR MAINT	.06	5
SECURITY TOTAL	.03	5	RDS GROUNDS	.13	5
SEC PAYROLL			SECURITY	.03	5
SEC CONTRACTS	.03	5	ADMINISTRATIVE	.47	5
SEC OTHER					

U.S. PRIVATE SECTOR
INDIANAPOLIS
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 142,387 SQ.FT.					142,387 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	8.15	7.37	6.52	9.33
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.15	7.37	6.52	9.33	4				
MISCELLANEOUS	.01	.01	.00	.01	4				
TOTAL INCOME	8.15	7.39	6.52	9.34	4				
EXPENSE									
CLEANING	.56	.56	.49	.63	4	.56	.56	.49	.63
REPAIR-MAINT	.47	.48	.37	.52	4	.47	.48	.37	.52
UTILITIES	.87	.97	.66	1.09	4	.87	.97	.66	1.09
RDS GNDS SEC	.29	.23	.17	.43	4	.29	.23	.17	.43
ADMINISTRATIVE	.49	.45	.42	.63	4	.49	.45	.42	.63
TOTAL OPER EXP	2.69	2.90	2.40	3.00	4	2.69	2.90	2.40	3.00
FIXED EXPENSES	1.91	.78	.73	4.27	4	1.91	.78	.73	4.27
TOTAL OPER+FIXED	4.59	3.75	3.24	7.17	4	4.59	3.75	3.24	7.17
LEASING EXP	.30	.31	.24	.35	4				
TOTAL PAYROLL	.19	.20			3				
TOTAL CONTRACT	1.15	1.22			3				

AVG SQFT OFC TEN	2594	4	AVG OFFICE OCCUPANCY	82.0	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	185	1	AVG RATE YR-END RENT	10.63	4
			RENTABLE GROSS SQFT	.95	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	BLDS	COMPONENT	MEDIAN	BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
INDIANAPOLIS
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 351,975 SQ.FT.					351,975 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	11.88	12.91	8.71	13.44
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.88	12.91	8.71	13.44	5				
MISCELLANEOUS	.02	.02			3				
TOTAL INCOME	11.89	12.91	8.72	13.45	5				
EXPENSE									
CLEANING	.75	.71	.67	.82	5	.75	.71	.67	.82
REPAIR-MAINT	.41	.33	.31	.60	5	.41	.33	.31	.60
UTILITIES	1.18	1.03	.95	1.43	5	1.18	1.03	.95	1.43
RDS GNDS SEC	.17	.15	.14	.20	5	.17	.15	.14	.20
ADMINISTRATIVE	.64	.67	.57	.75	5	.64	.67	.57	.75
TOTAL OPER EXP	3.14	2.91	2.73	3.67	5	3.14	2.91	2.73	3.67
FIXED EXPENSES	1.47	.79	.69	2.97	5	1.47	.79	.69	2.97
TOTAL OPER+FIXED	4.61	4.00	3.51	6.41	5	4.61	4.00	3.51	6.41
LEASING EXP	.14	.11	.02	.27	5				
TOTAL PAYROLL	.15	.16			2				
TOTAL CONTRACT	1.46	1.48			3				

AVG SQFT OFC TEN	4566	5	AVG OFFICE OCCUPANCY	92.1	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	224	4	AVG RATE YR-END RENT	13.07	5
			RENTABLE GROSS SQFT	.90	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	BLDS	COMPONENT	MEDIAN	BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
JACKSONVILLE
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	563,483 SQ.FT.				553,933 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	10.49	10.40		
RETAIL AREA	8.27	8.27			1				
OTHER AREA	5.05	5.05			1				
TOTAL RENT	10.44	10.40			3				
MISCELLANEOUS	.10	.42			3				
TOTAL INCOME	10.54	10.92			3				
EXPENSE									
CLEANING	.62	.56			3	.63	.57		
REPAIR-MAINT	1.20	.64			3	1.20	.64		
UTILITIES	1.74	1.69			3	1.75	1.70		
RDS GNDS SEC	.90	.94			3	.90	.94		
ADMINISTRATIVE	1.88	.87			3	1.88	.87		
TOTAL OPER EXP	6.33	6.11			3	6.40	6.11		
FIXED EXPENSES	1.46	1.29			3	1.46	1.29		
TOTAL OPER+FIXED	7.80	7.41			3	7.86	7.41		
LEASING EXP	.43	.43			1				
TOTAL PAYROLL	2.83	1.99			2				
TOTAL CONTRACT	1.73	4.25			2				

AVG SQFT OFC TEN	36302	3	AVG OFFICE OCCUPANCY	78.6	3
AVG SQFT RET TEN	2591	1	AVG RETAIL OCCUPANCY	00.0	1
AVG SQFT OFC WORK	323	2	AVG RATE YR-END RENT	14.50	3
			RENTABLE GROSS SQFT	.78	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
JACKSONVILLE
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	329,614 SQ.FT.				329,614 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	13.01	13.15	11.68	14.67
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.01	13.15	11.68	14.67	4				
MISCELLANEOUS	.11	.08	.06	.14	4				
TOTAL INCOME	13.12	13.29	11.79	14.75	4				
EXPENSE									
CLEANING	.54	.54	.50	.63	4	.54	.54	.50	.63
REPAIR-MAINT	.60	.66	.53	.71	4	.60	.66	.53	.71
UTILITIES	2.44	2.43	2.00	2.85	4	2.44	2.43	2.00	2.85
RDS GNDS SEC	.27	.27	.23	.35	4	.27	.27	.23	.35
ADMINISTRATIVE	.49	.46	.38	.67	4	.49	.46	.38	.67
TOTAL OPER EXP	4.34	4.59	4.03	4.82	4	4.34	4.59	4.03	4.82
FIXED EXPENSES	1.19	1.10	1.05	1.31	4	1.19	1.10	1.05	1.31
TOTAL OPER+FIXED	5.53	5.65	5.29	5.92	4	5.53	5.65	5.29	5.92
LEASING EXP	.14	.05	.02	.21	4				
TOTAL PAYROLL	.26	.29	.21	.34	4				
TOTAL CONTRACT	1.30	1.24	1.12	1.61	4				

AVG SQFT OFC TEN	4163	4	AVG OFFICE OCCUPANCY	98.5	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	146	1	AVG RATE YR-END RENT	13.25	4
			RENTABLE GROSS SQFT	.85	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
JACKSONVILLE
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 217,614 SQ.FT.					217,614 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	13.52	14.30		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.52	14.30			3				
MISCELLANEOUS	.07	.08			3				
TOTAL INCOME	13.59	14.38			3				
EXPENSE									
CLEANING	.57	.56			3	.57	.56		
REPAIR MAINT	.59	.70			3	.59	.70		
UTILITIES	2.29	2.11			3	2.29	2.11		
RDS GNDS SEC	.30	.29			3	.30	.29		
ADMINISTRATIVE	.55	.52			3	.55	.52		
TOTAL OPER EXP	4.30	4.75			3	4.30	4.75		
FIXED EXPENSES	1.28	1.11			3	1.28	1.11		
TOTAL OPER+FIXED	5.58	5.85			3	5.58	5.85		
LEASING EXP	.04	.03			3				
TOTAL PAYROLL	.27	.33			3				
TOTAL CONTRACT	1.40	1.34			3				

AVG SQFT OFC TEN	5375	3	AVG OFFICE OCCUPANCY	98.8	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	146	1	AVG RATE YR-END RENT	13.25	3
			RENTABLE GROSS SQFT	.85	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE. LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
KANSAS CITY
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS 4,706,275 SQ.FT.					4,358,768 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					20	10.08	9.72	8.55	11.59
RETAIL AREA	7.33	7.26			3				
OTHER AREA	3.39	3.69	.44	8.20	4				
TOTAL RENT	9.64	9.37	8.02	10.85	21				
MISCELLANEOUS	.82	.48	.12	1.17	16				
TOTAL INCOME	10.24	9.73	8.43	11.48	21				
EXPENSE									
CLEANING	.82	.79	.52	1.1	21	.88	.81	.56	1.18
REPAIR-MAINT	1.27	1.32	.82	1.56	21	1.38	1.37	.94	1.61
UTILITIES	1.81	1.83	1.44	2.1	21	1.91	1.97	1.61	2.16
RDS GNDS SEC	.36	.21	.10	.37	20	.36	.21	.10	.37
ADMINISTRATIVE	.49	.42	.32	.77	21	.49	.42	.32	.77
TOTAL OPER EXP	4.73	4.71	3.81	5.32	21	5.05	4.78	4.32	5.62
FIXED EXPENSES	.67	.57	.35	.8	21	.67	.57	.35	.81
TOTAL OPER+FIXED	5.41	5.26	4.43	5.9	21	5.72	5.67	4.88	6.10
LEASING EXP	.81	.07	.04	.88	16				
TOTAL PAYROLL	1.00	.73	.28	1.27	19				
TOTAL CONTRACT	1.41	1.29	.92	1.95	21				

AVG SQFT OFC TEN	8780	21	AVG OFFICE OCCUPANCY	95.1	21
AVG SQFT RET TEN	6636	4	AVG RETAIL OCCUPANCY	91.4	4
AVG SQFT OFC WORK	201	16	AVG RATE YR-END RENT	13.00	20
			RENTABLE GROSS SQFT	.86	14

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.79	21	ADMIN TOTAL	.42	21
PAYROLL	.07	11	PAYROLL	.43	10
CONTRACT	.68	21	MGMT FEES	.34	19
SUP MAT MISC	.05	21	LEGAL FEES	.01	5
TRASH REMOVAL	.02	12	AUDIT FEES	.02	15
			GEN OFC EXP	.03	14
REPR MAINT TOTAL	1.32	21	OTHER ADM EXP	.03	19
PAYROLL	.43	19			
ELEVATOR	.20	21	FIXED EXP TOTAL	.57	21
HVAC	.09	20	REAL ESTATE TAX	.48	21
ELECTRICAL	.04	21	BUILDING INS	.11	21
STRUCT ROOF	.03	13	PERS PROP TAX	.00	8
PLUMBING	.01	20	OTHER TAXES	.02	10
FIRE LIFE SFTY	.01	7			
OTHER MAINT SUP	.20	21	LEASING EXPENSES	.07	16
			ADV PROMOTION	.02	10
UTILITIES TOTAL	1.83	21	COMM FEES	.02	7
ELECTRIC	1.42	21	TENANT ALTS	.30	8
GAS	.28	6	BUY-OUTS		
FUEL OIL	.49	7			
PURCH STEAM	.41	6	TOTAL PAYROLL	.73	19
PURCH CH WTR			CLEANING	.07	11
COAL			REPAIR MAINT	.43	19
WATER SEWER	.04	15	RDS GROUNDS	.15	8
			SECURITY	.27	11
RDS GNDS SEC TOT	.21	20	ADMINISTRATIVE	.43	10
RDS GNDS TOTAL	.03	15			
RDS GNDS PAYRL	.15	8	TOTAL CONTRACTS	1.29	21
RDS GNDS CONTR	.02	12	CLEANING	.68	21
RDS GNDS OTHER	.01	11	REPAIR MAINT	.29	20
SECURITY TOTAL	.21	19	RDS GROUNDS	.02	12
SEC PAYROLL	.27	11	SECURITY	.12	15
SEC CONTRACTS	.12	15	ADMINISTRATIVE	.33	20
SEC OTHER	.01	9			

U.S. PRIVATE SECTOR
KANSAS CITY
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 1,979,668 SQ.FT.					1,785,243 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	8.84	8.69	8.11	11.36
RETAIL AREA	8.60	8.35			2				
OTHER AREA	5.52	6.50			3				
TOTAL RENT	8.33	8.38	7.39	10.46	10				
MISCELLANEOUS	.69	.15	.06	1.32	6				
TOTAL INCOME	8.73	8.80	7.98	10.53	10				
EXPENSE									
CLEANING	.82	.91	.41	1.18	10	.90	.91	.53	1.30
REPAIR-MAINT	1.25	1.27	.78	1.67	10	1.37	1.37	.79	1.80
UTILITIES	1.73	1.72	1.25	2.19	10	1.88	2.00	1.35	2.21
RDS GNDS SEC	.22	.21	.10	.34	9	.22	.21	.10	.34
ADMINISTRATIVE	.56	.42	.32	.83	10	.56	.42	.32	.83
TOTAL OPER EXP	4.56	4.53	3.46	5.46	10	4.99	4.66	4.17	5.99
FIXED EXPENSES	.59	.61	.20	.81	10	.59	.61	.20	.81
TOTAL OPER+FIXED	5.15	5.12	4.11	6.12	10	5.58	5.45	4.58	6.80
LEASING EXP	1.34	.06	.03	1.51	8				
TOTAL PAYROLL	1.28	.73	.31	2.02	8				
TOTAL CONTRACT	1.33	1.29	.65	2.09	10				

AVG SQFT OFC TEN	7584	10	AVG OFFICE OCCUPANCY	93.0	10
AVG SQFT RET TEN	10952	3	AVG RETAIL OCCUPANCY	95.0	3
AVG SQFT OFC WORK	203	7	AVG RATE YR-END RENT	12.00	9
			RENTABLE GROSS SQFT	.80	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	10
PAYROLL	.99	3
CONTRACT	.54	10
SUP MAT MISC	.06	10
TRASH REMOVAL	.02	8
REPR MAINT TOTAL	1.27	10
PAYROLL	.53	8
ELEVATOR	.20	10
HVAC	.17	9
ELECTRICAL	.03	10
STRUCT ROOF	.02	3
PLUMBING	.01	9
FIRE LIFE SFTY	.00	4
OTHER MAINT SUP	.20	10
UTILITIES TOTAL	1.72	10
ELECTRIC	1.41	10
GAS	.25	3
FUEL OIL		
PURCH STEAM	.41	5
PURCH CH WTR		
COAL		
WATER SEWER	.04	10
RDS GNDS SEC TOT	.21	9
RDS GNDS TOTAL	.03	4
RDS GNDS PAYRL	.04	1
RDS GNDS CONTR	.07	2
RDS GNDS OTHER	.01	2
SECURITY TOTAL	.17	9
SEC PAYROLL	.25	3
SEC CONTRACTS	.11	7
SEC OTHER	.01	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.42	10
PAYROLL	.44	3
MGMT FEES	.34	8
LEGAL FEES	.01	3
AUDIT FEES	.03	6
GEN OFC EXP	.01	5
OTHER ADM EXP	.02	9
FIXED EXP TOTAL	.61	10
REAL ESTATE TAX	.53	10
BUILDING INS	.10	10
PERS PROP TAX	.00	1
OTHER TAXES	.01	3
LEASING EXPENSES	.06	8
ADV PROMOTION	.02	3
COMM/FEES	.01	6
TENANT ALTS	.46	6
BUY-OUTS		
TOTAL PAYROLL	.73	8
CLEANING	.99	3
REPAIR MAINT	.53	8
RDS GROUNDS	.04	1
SECURITY	.25	3
ADMINISTRATIVE	.44	3
TOTAL CONTRACTS	1.29	10
CLEANING	.54	10
REPAIR MAINT	.30	10
RDS GROUNDS	.07	2
SECURITY	.11	7
ADMINISTRATIVE	.33	9

U.S. PRIVATE SECTOR
KANSAS CITY
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	34 BLDS 2,226,332 SQ.FT.					2,206,703 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					34	10.20	9.69	7.88	11.23
RETAIL AREA	4.26	4.26			1				
OTHER AREA									
TOTAL RENT	10.15	9.69	7.88	11.05	34				
MISCELLANEOUS	.14	.04	.02	.07	25				
TOTAL INCOME	10.26	9.71	7.89	11.08	34				
EXPENSE									
CLEANING	.69	.70	.59	.73	34	.69	.70	.59	.73
REPAIR MAINT	.88	.77	.64	1.23	34	.89	.77	.64	1.25
UTILITIES	1.50	1.52	1.35	1.69	34	1.52	1.52	1.35	1.69
RDS GNDS SEC	.30	.27	.19	.34	33	.30	.27	.19	.34
ADMINISTRATIVE	.49	.47	.27	.59	34	.49	.47	.27	.59
TOTAL OPER EXP	3.84	3.85	3.19	4.34	34	3.88	3.85	3.19	4.34
FIXED EXPENSES	.62	.60	.53	.77	31	.62	.60	.53	.77
TOTAL OPER+FIXED	4.41	4.41	3.90	5.09	34	4.53	4.41	3.90	5.09
LEASING EXP	.45	.17	.09	.51	21				
TOTAL PAYROLL	.34	.29	.12	.36	28				
TOTAL CONTRACT	1.15	1.14	.96	1.41	32				

AVG SQFT OFC TEN	3826	34	AVG OFFICE OCCUPANCY	87.5	34
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	244	26	AVG RATE YR-END RENT	12.57	32
			RENTABLE GROSS SQFT	.91	21

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	18
PAYROLL	.59	1
CONTRACT	.54	18
SUP MAT MISC	.07	17
TRASH REMOVAL	.04	16
REPR MAINT TOTAL	.67	18
PAYROLL	.12	15
ELEVATOR	.06	16
HVAC	.15	18
ELECTRICAL	.05	17
STRUCT ROOF	.02	11
PLUMBING	.01	14
FIRE LIFE SFTY	.02	8
OTHER MAINT SUP	.16	18
UTILITIES TOTAL	1.44	18
ELECTRIC	1.24	18
GAS	.22	14
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.04	17
RDS GNDS SEC TOT	.23	17
RDS GNDS TOTAL	.19	17
RDS GNDS PAYRL		
RDS GNDS CONTR	.18	16
RDS GNDS OTHER	.02	6
SECURITY TOTAL	.05	12
SEC PAYROLL	.51	1
SEC CONTRACTS	.05	12
SEC OTHER	.01	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.42	18
PAYROLL	.93	2
MGMT FEES	.42	12
LEGAL FEES	.01	10
AUDIT FEES	.02	8
GEN OFC EXP	.01	12
OTHER ADM EXP	.05	8
FIXED EXP TOTAL	.69	15
REAL ESTATE TAX	.62	15
BUILDING INS	.09	15
PERS PROP TAX	.02	1
OTHER TAXES	.00	3
LEASING EXPENSES	.14	18
ADV PROMOTION	.02	10
COMM FEES	.20	8
TENANT ALTS	.22	10
BUY-OUTS		
TOTAL PAYROLL	.17	14
CLEANING	.59	1
REPAIR MAINT	.12	12
RDS GROUNDS		
SECURITY	.51	1
ADMINISTRATIVE	.93	2
TOTAL CONTRACTS	1.35	16
CLEANING	.52	16
REPAIR MAINT	.31	16
RDS GROUNDS	.18	15
SECURITY	.07	10
ADMINISTRATIVE	.33	16

U.S. PRIVATE SECTOR
KANSAS CITY
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 266,237 SQ.FT.					266,237 SQ FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	7.89	7.79	5.77	9.15
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7.89	7.79	5.77	9.15	10				
MISCELLANEOUS	.10	.07	.04	.23	5				
TOTAL INCOME	7.94	7.80	5.81	9.15	10				
EXPENSE									
CLEANING	.61	.62	.44	.73	10	.61	.62	.44	.73
REPAIR-MAINT	.93	.78	.70	2.18	10	.93	.78	.70	2.18
UTILITIES	1.50	1.49	1.33	1.77	10	1.50	1.49	1.33	1.77
RDS GNDS SEC	.24	.19	.10	.37	10	.24	.19	.10	.37
ADMINISTRATIVE	.26	.28	.06	.42	10	.26	.28	.06	.42
TOTAL OPER EXP	3.54	3.77	3.10	4.88	10	3.54	3.77	3.10	4.88
FIXED EXPENSES	.90	.74	.67	1.03	9	.90	.74	.67	1.03
TOTAL OPER+FIXED	4.32	4.24	3.92	5.88	10	4.37	4.24	3.92	5.88
LEASING EXP	.92	.16	.09	1.27	10				
TOTAL PAYROLL	.13	.12	.08	.15	7				
TOTAL CONTRACT	1.33	1.29	.82	1.56	10				

AVG SQFT OFC TEN	2425	10	AVG OFFICE OCCUPANCY	87.4	10
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	268	6	AVG RATE YR-END RENT	10.56	9
			RENTABLE GROSS SQFT	.91	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	7	ADMIN TOTAL	.21	7
PAYROLL			PAYROLL		
CONTRACT	.49	7	MGMT FEES	.31	4
SUP MAT MISC	.07	6	LEGAL FEES	.01	3
TRASH REMOVAL	.04	6	AUDIT FEES	.02	4
			GEN OFC EXP	.01	3
REPR MAINT TOTAL	.75	7	OTHER ADM EXP	.02	3
PAYROLL	.11	6			
ELEVATOR	.06	5	FIXED EXP TOTAL	.79	6
HVAC	.27	7	REAL ESTATE TAX	.64	6
ELECTRICAL	.05	6	BUILDING INS	.08	6
STRUCT ROOF	.05	4	PERS PROP TAX		
PLUMBING	.01	6	OTHER TAXES	.00	1
FIRE LIFE SFTY	.02	2			
OTHER MAINT SUP	.23	7	LEASING EXPENSES	.11	7
			ADV PROMOTION	.09	3
UTILITIES TOTAL	1.42	7	COMM FEES	.46	4
ELECTRIC	1.23	7	TENANT ALTS	.22	4
GAS	.23	5	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.11	6
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.11	6
WATER SEWER	.04	6	RDS GROUNDS		
			SECURITY		
RDS. GNDS SEC TOT	.19	7	ADMINISTRATIVE		
RDS GNDS TOTAL	.19	7			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.43	7
RDS GNDS CONTR	.19	7	CLEANING	.49	7
RDS GNDS OTHER	.01	1	REPAIR MAINT	.38	7
SECURITY TOTAL	.07	4	RDS GROUNDS	.19	7
SEC PAYROLL			SECURITY	.07	4
SEC CONTRACTS	.07	4	ADMINISTRATIVE	.[illegible]8	7
SEC OTHER					

U.S. PRIVATE SECTOR
KANSAS CITY
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS 1,106,471 SQ.FT.					1,086,842 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					14	10.17	9.70	8.88	11.48
RETAIL AREA	4.26	4.26			1				
OTHER AREA									
TOTAL RENT	10.07	9.70	8.88	11.23	14				
MISCELLANEOUS	.19	.03	.01	.05	12				
TOTAL INCOME	10.23	9.74	8.90	11.28	14				
EXPENSE									
CLEANING	.73	.72	.65	.79	14	.74	.72	.65	.83
REPAIR-MAINT	.84	.72	.56	1.11	14	.85	.72	.56	1.13
UTILITIES	1.54	1.55	1.38	1.74	14	1.57	1.55	1.38	1.74
RDS GNDS SEC	.28	.27	.21	.38	13	.28	.27	.21	.38
ADMINISTRATIVE	.49	.48	.43	.59	14	.49	.48	.43	.59
TOTAL OPER EXP	3.85	3.74	3.19	4.47	14	3.92	3.74	3.19	4.47
FIXED EXPENSES	.62	.57	.53	.62	12	.62	.57	.53	.62
TOTAL OPER+FIXED	4.38	4.33	3.46	5.09	14	4.62	4.33	3.48	5.09
LEASING EXP	.37	.20	.05	.51	9				
TOTAL PAYROLL	.32	.31	.25	.36	12				
TOTAL CONTRACT	1.22	1.23	1.01	1.45	12				

AVG SQFT OFC TEN	4361	14	AVG OFFICE OCCUPANCY	89.5	14
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	218	10	AVG RATE YR-END RENT	12.85	13
			RENTABLE GROSS SQFT	.90	11

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	9	ADMIN TOTAL	.53	9
PAYROLL	.59	1	PAYROLL	1.20	1
CONTRACT	.58	9	MGMT FEES	.46	8
SUP MAT MISC	.07	9	LEGAL FEES	.01	5
TRASH REMOVAL	.04	8	AUDIT FEES	.03	2
			GEN OFC EXP	.02	7
REPR MAINT TOTAL	.65	9	OTHER ADM EXP	.09	4
PAYROLL	.13	7			
ELEVATOR	.06	9	FIXED EXP TOTAL	.61	7
HVAC	.13	9	REAL ESTATE TAX	.52	7
ELECTRICAL	.05	9	BUILDING INS	.12	7
STRUCT ROOF	.02	5	PERS PROP TAX	.02	1
PLUMBING	.01	6	OTHER TAXES	.00	1
FIRE LIFE SFTY	.04	4			
OTHER MAINT SUP	.12	9	LEASING EXPENSES	.20	9
			ADV PROMOTION	.01	6
UTILITIES TOTAL	1.57	9	COMM FEES	.20	4
ELECTRIC	1.27	9	TENANT ALTS	.23	5
GAS	.23	7	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.27	7
PURCH CH WTR			CLEANING	.59	1
COAL			REPAIR MAINT	.22	5
WATER SEWER	.05	9	RDS GROUNDS		
			SECURITY	.51	1
RDS. GNDS SEC TOT	.25	8	ADMINISTRATIVE	1.20	1
RDS. GNDS TOTAL	.17	8			
RDS. GNDS PAYRL			TOTAL CONTRACTS	1.39	7
RDS. GNDS CONTR	.14	7	CLEANING	.58	7
RDS. GNDS OTHER	.02	5	REPAIR MAINT	.30	7
SECURITY TOTAL	.09	6	RDS. GROUNDS	.13	6
SEC PAYROLL	.51	1	SECURITY	.12	4
SEC CONTRACTS	.07	6	ADMINISTRATIVE	.46	7
SEC OTHER	.01	1			

U.S. PRIVATE SECTOR
KANSAS CITY
SUBURBAN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 732,307 SQ.FT.					732,307 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	10.98	11.12	6.90	12.54
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.98	11.12	6.90	12.54	5				
MISCELLANEOUS	.05	.04			3				
TOTAL INCOME	11.03	11.16	6.90	12.60	5				
EXPENSE									
CLEANING	.66	.72	.46	.76	5	.66	.72	.46	.76
REPAIR-MAINT	.82	.84	.46	1.05	5	.82	.84	.46	1.05
UTILITIES	1.34	1.42	1.02	1.54	5	1.34	1.42	1.02	1.54
RDS GNDS SEC	.33	.29	.23	.37	5	.33	.29	.23	.37
ADMINISTRATIVE	.56	.62	.32	.72	5	.56	.62	.32	.72
TOTAL OPER EXP	3.71	4.11	2.60	4.22	5	3.71	4.11	2.60	4.22
FIXED EXPENSES	.53	.52	.39	.66	5	.53	.52	.39	.66
TOTAL OPER+FIXED	4.23	4.66	3.12	4.74	5	4.23	4.66	3.12	4.74
LEASING EXP	.14	.14			2				
TOTAL PAYROLL	.43	.37	.35	.58	4				
TOTAL CONTRACT	1.01	1.03	.85	1.08	5				

AVG SQFT OFC TEN	4437	5	AVG OFFICE OCCUPANCY	86.6	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	283	5	AVG RATE YR-END RENT	15.20	5
			RENTABLE GROSS SQFT	.94	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT/SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM/FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
LITTLE ROCK
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 1,305,653 SQ.FT.					1,248,392 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	10.00	9.66	6.76	11.04
RETAIL AREA	5.37	6.13	3.13	6.25	4				
OTHER AREA									
TOTAL RENT	9.85	9.66	6.70	11.04	9				
MISCELLANEOUS	.04	.05	.03	.05	4				
TOTAL INCOME	9.87	9.66	6.75	11.05	9				
EXPENSE									
CLEANING	.77	.78	.66	.86	9	.79	.79	.66	.89
REPAIR-MAINT	.93	.72	.38	1.05	9	.94	.72	.38	1.09
UTILITIES	1.97	1.29	1.24	2.54	8	1.98	1.29	1.24	2.54
RDS GNDS SEC	.37	.22	.11	.59	9	.37	.22	.11	.59
ADMINISTRATIVE	.45	.39	.31	.50	9	.45	.39	.31	.50
TOTAL OPER EXP	4.49	3.74	2.86	4.80	9	4.57	3.74	2.86	4.93
FIXED EXPENSES	.83	.70	.37	1.00	9	.83	.70	.37	1.00
TOTAL OPER+FIXED	5.32	4.84	3.45	5.60	9	5.40	4.84	3.47	5.71
LEASING EXP	.04	.01	.00	.07	7				
TOTAL PAYROLL	.50	.28	.12	1.25	6				
TOTAL CONTRACT	1.52	1.65	1.12	1.86	7				

AVG SQFT OFC TEN	6565	9	AVG OFFICE OCCUPANCY	96.2	9
AVG SQFT RET TEN	1945	4	AVG RETAIL OCCUPANCY	91.7	4
AVG SQFT OFC WORK	200	8	AVG RATE YR-END RENT	11.36	8
			RENTABLE GROSS SQFT	.80	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT/SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM/FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
LITTLE ROCK
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	103,585 SQ.FT.				97,385 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	8.54	9.42		
RETAIL AREA	6.25	6.25			1				
OTHER AREA									
TOTAL RENT	8.42	9.42			3				
MISCELLANEOUS	.05	.05			1				
TOTAL INCOME	8.44	9.42			3				
EXPENSE									
CLEANING	.83	.86			3	.86	.86		
REPAIR-MAINT	.77	1.02			3	.79	1.02		
UTILITIES	1.65	1.84			3	1.65	1.84		
RDS GNDS SEC	.22	.08			3	.22	.08		
ADMINISTRATIVE	.38	.33			3	.38	.33		
TOTAL OPER EXP	3.86	4.71			3	3.95	4.86		
FIXED EXPENSES	.59	.69			3	.59	.69		
TOTAL OPER+FIXED	4.44	5.41			3	4.53	5.55		
LEASING EXP	.01	.01			1				
TOTAL PAYROLL	.43	.43			2				
TOTAL CONTRACT	1.44	1.44			2				

AVG SQFT OFC TEN	13797	3	AVG OFFICE OCCUPANCY	99.2	3
AVG SQFT RET TEN	2025	1	AVG RETAIL OCCUPANCY	98.0	1
AVG SQFT OFC WORK	146	2	AVG RATE YR-END RENT	8.34	2
			RENTABLE GROSS SQFT	.93	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM/FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
LITTLE ROCK
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	611,113 SQ.FT.				599,467 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	9.73	9.66		
RETAIL AREA	6.01	6.01			1				
OTHER AREA									
TOTAL RENT	9.66	9.66			3				
MISCELLANEOUS	.02	.03			2				
TOTAL INCOME	9.68	9.66			3				
EXPENSE									
CLEANING	.86	.76			3	.87	.79		
REPAIR-MAINT	1.08	.72			3	1.08	.72		
UTILITIES	1.79	1.29			3	1.79	1.29		
RDS GNDS SEC	.53	.22			3	.53	.22		
ADMINISTRATIVE	.45	.39			3	.45	.39		
TOTAL OPER EXP	4.71	3.36			3	4.74	3.43		
FIXED EXPENSES	.84	.78			3	.84	.78		
TOTAL OPER+FIXED	5.56	3.69			3	5.58	3.71		
LEASING EXP	.06	.00			3				
TOTAL PAYROLL	.71	.33			3				
TOTAL CONTRACT	1.34	1.22			3				

AVG SQFT OFC TEN	5995	3	AVG OFFICE OCCUPANCY	98.0	3
AVG SQFT RET TEN	971	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	206	3	AVG RATE YR-END RENT	11.08	3
			RENTABLE GROSS SQFT	.80	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM/FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
LITTLE ROCK
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	588,984 SQ.FT.				588,984 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	10.17	10.73	9.06	11.15
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.17	10.73	9.06	11.15	6				
MISCELLANEOUS	.28	.28			2				
TOTAL INCOME	10.28	10.73	9.22	11.27	6				
EXPENSE									
CLEANING	.67	.70	.59	.80	6	.67	.70	.59	.80
REPAIR-MAINT	1.03	.69	.49	1.64	6	1.03	.69	.49	1.64
UTILITIES	1.67	1.56	1.44	1.88	6	1.67	1.56	1.44	1.88
RDS GNDS SEC	.29	.28	.18	.42	6	.29	.28	.18	.42
ADMINISTRATIVE	.77	.61	.54	1.01	6	.77	.61	.54	1.01
TOTAL OPER EXP	4.43	4.55	3.55	5.08	6	4.43	4.55	3.55	5.08
FIXED EXPENSES	.82	.82	.51	1.14	6	.82	.82	.51	1.14
TOTAL OPER+FIXED	5.26	5.33	4.11	6.18	6	5.26	5.33	4.11	6.18
LEASING EXP	.23	.03			3				
TOTAL PAYROLL	1.05	.68	.16	1.97	5				
TOTAL CONTRACT	1.91	1.75	1.14	2.80	5				

AVG SQFT OFC TEN	4643	6	AVG OFFICE OCCUPANCY	92.2	6
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	758	6	AVG RATE YR-END RENT	11.25	6
			RENTABLE GROSS SQFT	.79	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.77	4	ADMIN TOTAL	.74	3
PAYROLL			PAYROLL	.40	3
CONTRACT	.81	4	MGMT FEES	.52	1
SUP MAT MISC	.05	2	LEGAL FEES	00	1
TRASH REMOVAL	.10	2	AUDIT FEES		
			GEN OFC EXP	.01	1
REPR MAINT TOTAL	1.32	4	OTHER ADM EXP	.08	3
PAYROLL	.28	3			
ELEVATOR	.06	4	FIXED EXP TOTAL	1.03	4
HVAC	.15	4	REAL ESTATE TAX	.72	4
ELECTRICAL	.10	3	BUILDING INS	.14	4
STRUCT ROOF	.04	3	PERS PROP TAX		
PLUMBING	.01	1	OTHER TAXES	.66	2
FIRE LIFE SFTY					
OTHER MAINT SUP	1.03	4	LEASING EXPENSES	.69	1
			ADV PROMOTION		
UTILITIES TOTAL	1.56	4	COMM FEES	.26	1
ELECTRIC	1.38	4	TENANT ALTS	.43	1
GAS	.13	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.68	3
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.28	3
WATER SEWER	.05	4	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.24	4	ADMINISTRATIVE	.40	3
RDS GNDS TOTAL	.11	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.14	3
RDS GNDS CONTR	.09	4	CLEANING	.57	3
RDS GNDS OTHER	.02	2	REPAIR MAINT	.25	2
SECURITY TOTAL	.13	2	RDS GROUNDS	.08	3
SEC PAYROLL			SECURITY	.21	1
SEC CONTRACTS	.13	2	ADMINISTRATIVE	52	1
SEC OTHER					

U.S. PRIVATE SECTOR
LITTLE ROCK
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	372,521 SQ.FT.				372,521 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	9.75	9.84		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.75	9.84			3				
MISCELLANEOUS	.28	.28			2				
TOTAL INCOME	9.93	10.14			3				
EXPENSE									
CLEANING	.68	.70			3	.68	.70		
REPAIR-MAINT	.56	.59			3	.56	.59		
UTILITIES	1.55	1.56			3	1.55	1.56		
RDS GNDS SEC	.37	.40			3	.37	.40		
ADMINISTRATIVE	.74	.61			3	.74	.61		
TOTAL OPER EXP	3.91	3.71			3	3.91	3.71		
FIXED EXPENSES	.59	.69			3	.59	.69		
TOTAL OPER+FIXED	4.51	4.20			3	4.51	4.20		
LEASING EXP	.23	.03			3				
TOTAL PAYROLL	1.04	.28			3				
TOTAL CONTRACT	2.37	2.18			3				

AVG SQFT OFC TEN	2944	3	AVG OFFICE OCCUPANCY	87.7	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	4951	3	AVG RATE YR-END RENT	11.33	3
			RENTABLE GROSS SQFT	.80	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
LOS ANGELES
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS 4,402,463 SQ.FT.					4,036,743 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	20.01	20.35	15.91	22.84
RETAIL AREA	28.82	27.28	14.22	44.94	5				
OTHER AREA	8.77	8.56			3				
TOTAL RENT	19.67	20.42	13.07	22.50	9				
MISCELLANEOUS	3.95	1.92	.13	6.30	4				
TOTAL INCOME	22.27	20.42	13.07	26.46	9				
EXPENSE									
CLEANING	1.31	.65	.82	1.27	14	1.43	1.09	.85	1.33
REPAIR-MAINT	1.67	1.37	1.07	1.86	14	1.82	1.59	1.19	2.27
UTILITIES	1.60	1.82	1.29	2.09	14	1.72	1.86	1.48	2.08
RDS. GNDS. SEC	.52	.43	.31	.89	14	.52	.43	.31	.89
ADMINISTRATIVE	.70	.73	.42	1.27	14	.70	.73	.42	1.27
TOTAL OPER EXP	5.81	5.56	4.62	6.63	14	6.30	6.10	4.73	7.14
FIXED EXPENSES	2.01	2.00	.64	2.67	14	2.01	2.00	.64	2.67
TOTAL OPER+FIXED	7.82	7.44	6.87	8.65	14	8.31	7.69	6.87	9.24
LEASING EXP	.74	.52	.03	1.03	6				
TOTAL PAYROLL	1.32	.83	.41	1.77	11				
TOTAL CONTRACT	2.34	2.19	1.76	2.35	11				

AVG SQFT OFC TEN	13009	12	AVG OFFICE OCCUPANCY	92.8	13
AVG SQFT RET TEN	4416	7	AVG RETAIL OCCUPANCY	92.7	7
AVG SQFT OFC WORK	289	12	AVG RATE YR-END RENT	23.64	9
			RENTABLE GROSS SQFT	.81	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.18	10	ADMIN TOTAL	.95	10
PAYROLL	55	5	PAYROLL	.32	9
CONTRACT	.82	10	MGMT FEES	.58	5
SUP MAT MISC	.06	9	LEGAL FEES	.01	3
TRASH REMOVAL	.03	6	AUDIT FEES	.01	2
			GEN OFC EXP	.03	10
REPR MAINT TOTAL	1.36	10	OTHER ADM EXP	.05	5
PAYROLL	61	9			
ELEVATOR	.27	10	FIXED EXP TOTAL	2.02	10
HVAC	.11	10	REAL ESTATE TAX	1.50	10
ELECTRICAL	.03	10	BUILDING INS	.42	10
STRUCT ROOF	.03	4	PERS PROP TAX	.00	6
PLUMBING	.02	10	OTHER TAXES	.03	4
FIRE LIFE SFTY	.04	10			
OTHER MAINT SUP	30	10	LEASING EXPENSES	.83	5
			ADV PROMOTION	.01	4
UTILITIES TOTAL	1.82	10	COMM FEES	.29	5
ELECTRIC	1.48	10	TENANT ALTS	.43	5
GAS	.09	8	BUY-OUTS		
FUEL OIL	.00	6			
PURCH STEAM	.84	1	TOTAL PAYROLL	.83	10
PURCH CH WTR			CLEANING	.55	5
COAL			REPAIR MAINT	.61	9
WATER SEWER	.04	10	RDS GROUNDS	.10	1
			SECURITY	.42	2
RDS GNDS SEC TOT	.43	10	ADMINISTRATIVE	.32	9
RDS GNDS TOTAL	.06	6			
RDS GNDS PAYRL	.10	1	TOTAL CONTRACTS	2.09	10
RDS GNDS CONTR	.08	5	CLEANING	.82	10
RDS GNDS OTHER	.02	2	REPAIR MAINT	.59	8
SECURITY TOTAL	.37	10	RDS GROUNDS	.05	6
SEC PAYROLL	.42	2	SECURITY	.34	9
SEC CONTRACTS	.34	9	ADMINISTRATIVE	.48	4
SEC OTHER	.03	7			

U.S. PRIVATE SECTOR
LOS ANGELES
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 684,446 SQ.FT.					611,334 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	19.87	19.99		
RETAIL AREA	27.84	21.94			3				
OTHER AREA	5.53	5.53			1				
TOTAL RENT	19.44	20.04	16.57	20.92	4				
MISCELLANEOUS									
TOTAL INCOME	19.44	20.04	16.57	20.92	4				
EXPENSE									
CLEANING	1.01	1.01	.79	1.22	4	1.13	1.17	.98	1.29
REPAIR-MAINT	1.49	1.48	1.37	1.66	4	1.67	1.64	1.51	1.97
UTILITIES	1.87	1.84	1.55	2.03	4	1.99	1.88	1.77	2.10
RDS. GNDS. SEC	.61	.59	.35	.83	4	.61	.59	.35	.83
ADMINISTRATIVE	1.14	1.23	.86	1.29	4	1.14	1.23	.86	1.29
TOTAL OPER EXP	6.13	6.31	5.45	6.50	4	6.75	6.72	6.30	7.05
FIXED EXPENSES	1.49	1.60	.74	2.01	4	1.49	1.60	.74	2.01
TOTAL OPER+FIXED	7.62	7.91	6.19	8.51	4	8.24	8.33	7.04	9.05
LEASING EXP	.47	.58			3				
TOTAL PAYROLL'	.70	.63			3				
TOTAL CONTRACT	2.13	2.09			3				

AVG SQFT OFC TEN	5104	3	AVG OFFICE OCCUPANCY	98.4	3
AVG SQFT RET TEN	6301	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	217	2	AVG RATE YR-END RENT	20.70	4
			RENTABLE GROSS SQFT	.99	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS. SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR. MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM. FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
LOS ANGELES
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 1,792,840 SQ.FT.					1,561,139 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	16.72	12.66		
RETAIL AREA	37.98	37.98			1				
OTHER AREA	9.70	12.49			2				
TOTAL RENT	16.44	12.66			3				
MISCELLANEOUS	.13	.13			2				
TOTAL INCOME	16.52	12.66			3				
EXPENSE									
CLEANING	1.00	.83	.78	1.13	4	1.15	.88	.81	1.48
REPAIR-MAINT	1.70	1.04	.92	2.16	4	1.94	1.12	.93	2.95
UTILITIES	1.78	1.80	1.26	2.11	4	2.00	1.82	1.33	2.50
RDS GNDS SEC	.55	.41	.33	.69	4	.55	.41	.33	.69
ADMINISTRATIVE	.63	.59	.44	.84	4	.63	.59	.44	.84
TOTAL OPER EXP	5.85	4.69	4.20	6.47	4	6.43	4.74	4.47	8.22
FIXED EXPENSES	1.41	1.38	.52	2.39	4	1.41	1.38	.52	2.39
TOTAL OPER+FIXED	7.06	7.08	5.64	7.93	4	7.84	7.13	5.88	9.74
LEASING EXP	1.48	1.23			3				
TOTAL PAYROLL	1.47	.38			3				
TOTAL CONTRACT	1.87	2.30			3				

AVG SQFT OFC TEN	11343	4	AVG OFFICE OCCUPANCY	85.7	4
AVG SQFT RET TEN	5772	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	301	4	AVG RATE YR-END RENT	24.50	4
			RENTABLE GROSS SQFT	.86	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.85	3
PAYROLL	.99	1
CONTRACT	.69	3
SUP MAT MISC	.14	2
TRASH REMOVAL	.03	3
REPR MAINT TOTAL	1.02	3
PAYROLL	.65	2
ELEVATOR	.26	3
HVAC	.09	3
ELECTRICAL	.07	3
STRUCT ROOF	.72	1
PLUMBING	.05	3
FIRE LIFE SFTY	.02	3
OTHER MAINT SUP	.20	3
UTILITIES TOTAL	2.08	3
ELECTRIC	1.48	3
GAS	.15	1
FUEL OIL	.00	1
PURCH STEAM	.84	1
PURCH CH WTR		
COAL		
WATER SEWER	.04	3
RDS GNDS SEC TOT	.38	3
RDS GNDS TOTAL	.06	3
RDS GNDS PAYRL	.10	1
RDS GNDS CONTR	.04	2
RDS GNDS OTHER	.02	2
SECURITY TOTAL	.32	3
SEC PAYROLL	.81	1
SEC CONTRACTS	.28	2
SEC OTHER	.01	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.73	3
PAYROLL	.34	2
MGMT FEES	.62	2
LEGAL FEES	.02	2
AUDIT FEES	.01	1
GEN OFC EXP	.03	3
OTHER ADM EXP	.02	2
FIXED EXP TOTAL	2.11	3
REAL ESTATE TAX	1.54	3
BUILDING INS	.42	3
PERS PROP TAX		
OTHER TAXES	.01	1
LEASING EXPENSES	2.08	2
ADV PROMOTION	.08	1
COMM FEES	.21	2
TENANT ALTS	1.83	2
BUY-OUTS		
TOTAL PAYROLL	.38	3
CLEANING	.99	1
REPAIR MAINT	.65	2
RDS GROUNDS	.10	1
SECURITY	.81	1
ADMINISTRATIVE	.34	2
TOTAL CONTRACTS	2.30	3
CLEANING	.69	3
REPAIR MAINT	.82	3
RDS GROUNDS	.04	3
SECURITY	.28	2
ADMINISTRATIVE	.64	2

U.S. PRIVATE SECTOR
LOS ANGELES
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS 3,931,267 SQ.FT.					3,881,646 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					18	17.87	18.09	15.84	22.31
RETAIL AREA	14.57	14.57			2				
OTHER AREA									
TOTAL RENT	18.08	18.33	16.37	20.93	17				
MISCELLANEOUS	.06	.08	.04	.14	13				
TOTAL INCOME	18.14	18.39	16.37	21.15	17				
EXPENSE									
CLEANING	.87	.72	.58	.92	18	.88	.72	.58	1.01
REPAIR-MAINT	1.01	.85	.67	1.26	18	1.02	.92	.67	1.26
UTILITIES	2.28	1.82	1.64	2.15	18	2.29	1.83	1.67	2.15
RDS GNDS SEC	.52	.50	.34	.64	17	.52	.50	.34	.64
ADMINISTRATIVE	.72	.87	.59	1.05	18	.72	.87	.59	1.05
TOTAL OPER EXP	5.40	4.65	4.32	5.43	18	5.45	4.80	4.41	5.53
FIXED EXPENSES	1.61	1.44	1.00	2.69	18	1.61	1.44	1.00	2.69
TOTAL OPER+FIXED	7.01	6.57	5.72	7.48	18	7.06	6.84	5.88	7.48
LEASING EXP	.26	.17	.04	.98	11				
TOTAL PAYROLL	.86	.72	.34	1.27	10				
TOTAL CONTRACT	1.85	1.62	1.40	2.76	11				

AVG SQFT OFC TEN	7726	18	AVG OFFICE OCCUPANCY	95.0	18
AVG SQFT RET TEN	6887	2	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	247	13	AVG RATE YR-END RENT	20.27	15
			RENTABLE GROSS SQFT	.82	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	12
PAYROLL	.63	3
CONTRACT	.61	9
SUP MAT MISC	.08	11
TRASH REMOVAL	.03	12
REPR MAINT TOTAL	.81	12
PAYROLL	.36	7
ELEVATOR	.12	11
HVAC	.10	10
ELECTRICAL	.03	8
STRUCT ROOF	.05	4
PLUMBING	.03	7
FIRE LIFE SFTY	.01	5
OTHER MAINT/SUP	.18	12
UTILITIES TOTAL	1.89	12
ELECTRIC	1.68	12
GAS	.06	10
FUEL OIL	.01	1
PURCH STEAM		
PURCH CH WTR	1.36	2
COAL		
WATER SEWER	.05	12
RDS GNDS SEC TOT	.46	12
RDS GNDS TOTAL	.08	12
RDS GNDS PAYRL	.26	1
RDS GNDS CONTR	.07	11
RDS GNDS OTHER	.03	5
SECURITY TOTAL	.34	11
SEC PAYROLL	.48	4
SEC CONTRACTS	.33	8
SEC OTHER	.01	5

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.95	12
PAYROLL	.36	6
MGMT FEES	.62	10
LEGAL FEES	.02	6
AUDIT FEES	.01	5
GEN OFC EXP	.05	10
OTHER ADM EXP	.08	5
FIXED EXP TOTAL	1.22	12
REAL ESTATE TAX	.96	12
BUILDING INS	.22	12
PERS PROP TAX	.00	2
OTHER TAXES	.05	7
LEASING EXPENSES	.21	7
ADV PROMOTION	.09	2
COMM FEES	.00	4
TENANT ALTS	.67	4
BUY-OUTS		
TOTAL PAYROLL	.72	8
CLEANING	.33	1
REPAIR MAINT	.36	7
RDS GROUNDS	.26	1
SECURITY	.34	2
ADMINISTRATIVE	.36	6
TOTAL CONTRACTS	1.62	9
CLEANING	.57	8
REPAIR MAINT	.15	9
RDS GROUNDS	.07	8
SECURITY	.32	9
ADMINISTRATIVE	.59	8

U.S. PRIVATE SECTOR
LOS ANGELES
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	95,100 SQ.FT.				83,440 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.77	.79			3	.88	1.00		
REPAIR-MAINT	.75	.88			3	.88	1.14		
UTILITIES	1.62	1.36			3	1.65	1.79		
RDS GNDS SEC	.52	.37			2	.52	.37		
ADMINISTRATIVE	.84	.95			3	.84	.95		
TOTAL OPER EXP	4.24	4.30			3	4.84	4.90		
FIXED EXPENSES	1.48	1.19			3	1.48	1.19		
TOTAL OPER+FIXED	5.71	5.57			3	6.30	6.11		
LEASING EXP	.71	.69			3				
TOTAL PAYROLL									
TOTAL CONTRACT	2.13	2.13			1				

AVG SQFT OFC TEN	2713	3	AVG OFFICE OCCUPANCY	94.3	3
AVG SQFT RET TEN	5830	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	207	3	AVG RATE YR END RENT	17.56	3
			RENTABLE GROSS SQFT	.83	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
LOS ANGELES
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,395,154 SQ.FT.				1,388,154 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	22.53	19.96	17.53	25.41
RETAIL AREA									
OTHER AREA									
TOTAL RENT	22.20	19.00	17.58	25.41	9				
MISCELLANEOUS	.14	.10	.08	.21	7				
TOTAL INCOME	22.30	19.00	17.60	25.56	9				
EXPENSE									
CLEANING	.74	.70	.50	.96	9	.75	.70	.50	.99
REPAIR MAINT	1.08	.84	.67	1.62	9	1.09	.84	.67	1.67
UTILITIES	1.99	1.78	1.65	2.47	9	1.99	1.78	1.67	2.47
RDS GNDS SEC	.59	.50	.36	.81	9	.59	.50	.36	.81
ADMINISTRATIVE	.97	.96	.59	1.23	9	.97	.96	.59	1.23
TOTAL OPER EXP	5.36	5.06	4.49	6.36	9	5.39	5.20	4.49	6.36
FIXED EXPENSES	2.25	2.51	1.23	2.86	9	2.25	2.51	1.23	2.86
TOTAL OPER+FIXED	7.61	7.37	6.28	8.20	9	7.63	7.37	6.43	8.20
LEASING EXP	.05	.04	.00	.13	4				
TOTAL PAYROLL	.95	.82	.66	1.27	8				
TOTAL CONTRACT	1.88	1.62	1.39	2.86	8				

AVG SQFT OFC TEN	16701	9	AVG OFFICE OCCUPANCY	100.0	9
AVG SQFT RET TEN	9000	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	255	7	AVG RATE YR-END RENT	18.90	6
			RENTABLE GROSS SQFT	.81	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	7	ADMIN TOTAL	.96	7
PAYROLL	.33	1	PAYROLL	.36	6
CONTRACT	.55	6	MGMT FEES	.59	6
SUP MAT MISC	.08	6	LEGAL FEES	.01	3
TRASH REMOVAL	.03	7	AUDIT FEES	.01	3
			GEN OFC EXP	.12	5
REPR MAINT TOTAL	.73	7	OTHER ADM EXP	.08	4
PAYROLL	.37	6			
ELEVATOR	.13	7	FIXED EXP TOTAL	2.51	7
HVAC	.10	7	REAL ESTATE TAX	.98	7
ELECTRICAL	.04	5	BUILDING INS	.25	7
STRUCT ROOF	.01	2	PERS PROP TAX	.00	2
PLUMBING	.01	4	OTHER TAXES	.04	5
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.09	7	LEASING EXPENSES	.00	2
			ADV PROMOTION		
UTILITIES TOTAL	1.78	7	COMM FEES	.00	2
ELECTRIC	1.68	7	TENANT ALTS		
GAS	.06	7	BUY-OUTS		
FUEL OIL	.01	1			
PURCH STEAM			TOTAL PAYROLL	.74	7
PURCH CH WTR			CLEANING	.33	1
COAL			REPAIR MAINT	.37	6
WATER SEWER	.06	7	RDS GROUNDS	.26	1
			SECURITY	.34	2
RDS GNDS SEC TOT	.46	7	ADMINISTRATIVE	.36	6
RDS GNDS TOTAL	.08	7			
RDS GNDS PAYRL	.26	1	TOTAL CONTRACTS	1.59	7
RDS GNDS CONTR	.07	6	CLEANING	.55	6
RDS GNDS OTHER	.05	4	REPAIR MAINT	.15	7
SECURITY TOTAL	.33	7	RDS GROUNDS	.07	6
SEC PAYROLL	.34	2	SECURITY	.32	7
SEC CONTRACTS	.33	6	ADMINISTRATIVE	.59	6
SEC OTHER	.01	4			

U.S. PRIVATE SECTOR
LOUISVILLE
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	433,123 SQ.FT.				424,552 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	8.83	5.98		
RETAIL AREA	8.04	8.48			2				
OTHER AREA									
TOTAL RENT	8.81	8.10			3				
MISCELLANEOUS	2.32	2.32			1				
TOTAL INCOME	10.19	8.10			3				
EXPENSE									
CLEANING	1.13	46			3	1.15	.48		
REPAIR-MAINT	1.38	78			3	1.40	.81		
UTILITIES	1.98	1.54			3	1.98	1.56		
RDS GNDS SEC	43	.33			3	.43	.33		
ADMINISTRATIVE	1.30	.93			3	1.30	.93		
TOTAL OPER EXP	6.20	4.05			3	6.29	4.17		
FIXED EXPENSES	.58	.46			3	.58	.46		
TOTAL OPER+FIXED	6.78	4.48			3	6.87	4.60		
LEASING EXP	83	.63			3				
TOTAL PAYROLL	2.71	.83			3				
TOTAL CONTRACT	1.13	1.27			3				

AVG SQFT OFC TEN	21180	3	AVG OFFICE OCCUPANCY	79.8	3
AVG SQFT RET TEN	2626	2	AVG RETAIL OCCUPANCY	91.9	2
AVG SQFT OFC WORK	199	3	AVG RATE YR-END RENT	12.17	3
			RENTABLE GROSS SQFT	.77	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.46	3	ADMIN TOTAL	.93	3
PAYROLL	1.49	1	PAYROLL	.42	3
CONTRACT	23	3	MGMT FEES	.34	3
SUP MAT MISC	.09	3	LEGAL FEES	.03	1
TRASH REMOVAL	.01	3	AUDIT FEES		
			GEN OFC EXP	.07	3
REPR MAINT TOTAL	.78	3	OTHER ADM EXP	.03	2
PAYROLL	52	2			
ELEVATOR	.16	3	FIXED EXP TOTAL	.46	3
HVAC	.09	3	REAL ESTATE TAX	.35	3
ELECTRICAL	01	3	BUILDING INS	.08	3
STRUCT ROOF	.04	2	PERS PROP TAX		
			OTHER TAXES	.02	1
PLUMBING	.03	3			
FIRE LIFE SFTY	.02	2	LEASING EXPENSES	.63	3
OTHER MAINT SUP	.10	3	ADV PROMOTION	.06	2
			COMM. FEES	1.60	2
UTILITIES TOTAL	1.54	3	TENANT ALTS		
ELECTRIC	1.48	3			
GAS	.12	2	BUY-OUTS		
FUEL OIL	.00	1			
PURCH STEAM			TOTAL PAYROLL	.83	3
PURCH CH WTR			CLEANING	1.49	1
COAL			REPAIR MAINT	.92	2
WATER SEWER	06	3	RDS GROUNDS		
			SECURITY	.50	1
RDS GNDS SEC TOT	.33	3	ADMINISTRATIVE	.42	3
RDS GNDS TOTAL	.03	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.27	3
RDS GNDS CONTR	.03	2	CLEANING	.23	3
RDS. GNDS OTHER	.00	1	REPAIR MAINT	.24	3
SECURITY TOTAL	.31	3	RDS GROUNDS	.03	2
SEC PAYROLL	.50	1	SECURITY	.10	3
SEC CONTRACTS	.19	2	ADMINISTRATIVE	.34	3
SEC OTHER	.05	2			

U.S. PRIVATE SECTOR
LOUISVILLE
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	418,418 SQ.FT.				418,418 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					12	8.07	8.16	5.90	9.48
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.07	8.16	5.90	9.46	12				
MISCELLANEOUS	.12	.12			2				
TOTAL INCOME	8.13	8.24	5.90	9.54	12				
EXPENSE									
CLEANING	.46	.42	.36	.58	12	.48	.42	.36	.58
REPAIR-MAINT	.61	.58	.26	.79	12	.61	.58	.26	79
UTILITIES	1.25	1.31	1.05	1.46	12	1.25	1.31	1.05	1.48
RDS GNDS SEC	.20	.11	.05	.29	12	.20	.11	.05	.29
ADMINISTRATIVE	.66	.44	36	.81	12	.66	.44	.36	81
TOTAL OPER EXP	3.19	2.97	2.34	3.63	12	3.19	2.97	2.34	3.63
FIXED EXPENSES	.68	.50	.33	1.10	12	.68	.50	.33	1.10
TOTAL OPER+FIXED	3.86	3.62	3.01	4.32	12	3.86	3.62	3.01	4.32
LEASING EXP	.22	.19	.09	.25	12				
TOTAL PAYROLL	.35	.15			9				
TOTAL CONTRACT	.87	.82	.73	1.00	10				

AVG SQFT OFC TEN	2727	12	AVG OFFICE OCCUPANCY	79.5	12
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	348	10	AVG RATE YR-END RENT	9.64	12
			RENTABLE GROSS SQFT	.85	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.41	10	ADMIN TOTAL	.44	10
PAYROLL	.02	2	PAYROLL	.34	9
CONTRACT	.28	10	MGMT FEES	.24	10
SUP MAT MISC	.05	10	LEGAL FEES	.02	7
TRASH REMOVAL	.03	10	AUDIT FEES	.05	3
			GEN OFC EXP		
REPR MAINT TOTAL	.27	10	OTHER ADM EXP	.30	7
PAYROLL	.20	9			
ELEVATOR	.04	9	FIXED EXP TOTAL	.50	10
HVAC	.05	10	REAL ESTATE TAX	.41	10
ELECTRICAL	.01	8	BUILDING INS	.09	10
STRUCT ROOF	.06	10	PERS PROP TAX		
			OTHER TAXES		
PLUMBING	.02	6			
FIRE LIFE SFTY	.02	7	LEASING EXPENSES	.15	10
OTHER MAINT SUP	.08	10	ADV PROMOTION	.06	7
			COMM FEES	.04	7
UTILITIES TOTAL	1.20	10	TENANT ALTS	.15	10
ELECTRIC	1.00	10			
GAS	.15	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.70	7
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.31	7
WATER SEWER	.05	10	RDS GROUNDS		
			SECURITY	.39	7
RDS GNDS SEC TOT	.06	10	ADMINISTRATIVE		
RDS. GNDS TOTAL	.06	10			
RDS GNDS PAYRL	.02	2	TOTAL CONTRACTS	.73	8
RDS GNDS CONTR	.06	7	CLEANING	.26	8
RDS. GNDS OTHER	.04	10	REPAIR MAINT	.10	8
SECURITY TOTAL	.18	7	RDS GROUNDS	.05	8
SEC PAYROLL			SECURITY	.02	7
SEC CONTRACTS	.18	7	ADMINISTRATIVE	.31	8
SEC OTHER					

U.S. PRIVATE SECTOR
MEMPHIS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 178,858 SQ.FT.					178,858 SQ.FT.			
INCOME	DOLLARS SQ. FT. AVG	DOLLARS SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	# BLDS	DOLLAR SQ. FT. AVG	DOLLAR SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA					4	6.35	6.83		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6.39	6.90			4				
MISCELLANEOUS	.04	.04			1				
TOTAL INCOME	6.40	6.92			4				
EXPENSE									
CLEANING	.62	.59			4	.62	.59		
REPAIR-MAINT	.68	.79			4	.68	.79		
UTILITIES	1.77	1.78			4	1.77	1.78		
RDS GNDS SEC	.48	.58			4	.48	.58		
ADMINISTRATIVE	.26	.38			4	.26	.38		
TOTAL OPER EXP	3.81	4.12			4	3.81	4.12		
FIXED EXPENSES	.96	.93			4	.96	.93		
TOTAL OPER+FIXED	4.77	5.05			4	4.77	5.05		
LEASING EXP	.69	.69			1				
TOTAL PAYROLL	.42	.42			1				
TOTAL CONTRACT	2.10	2.10			1				

AVG SQFT OFC TEN	3248	4	AVG OFFICE OCCUPANCY	92.6	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	289	1	AVG RATE YR-END RENT	12.00	4
			RENTABLE GROSS SQFT	.78	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
MIAMI
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 2,120,382 SQ.FT.					1,979,909 SQ.FT.			
INCOME	DOLLARS SQ. FT. AVG	DOLLARS SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	# BLDS	DOLLAR SQ. FT. AVG	DOLLAR SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA					5	20.27	16.31	11.94	23.96
RETAIL AREA	11.57	13.64	4.80	26.92	4				
OTHER AREA									
TOTAL RENT	19.05	15.26	9.98	22.2	6				
MISCELLANEOUS	.36	.11			3				
TOTAL INCOME	19.33	15.26	10.01	22.49	6				
EXPENSE									
CLEANING	.51	.58	.42	.72	7	.54	.58	.44	.81
REPAIR-MAINT	.98	1.33	1.06	1.85	7	1.04	1.51	1.41	1.85
UTILITIES	2.11	2.00	1.85	2.39	7	2.20	2.27	2.08	2.39
RDS GNDS SEC	.33	.34	.12	.50	7	.33	.34	.12	.50
ADMINISTRATIVE	.86	.85	.80	1.01	7	.86	.85	.80	1.01
TOTAL OPER EXP	4.79	5.18	4.56	6.16	7	5.06	6.08	5.21	6.97
FIXED EXPENSES	3.11	2.52	2.00	3.40	7	3.11	2.52	2.00	3.40
TOTAL OPER+FIXED	7.90	7.70	7.00	9.46	7	8.17	8.20	7.62	9.84
LEASING EXP	.42	.37	.17	.97	5				
TOTAL PAYROLL	.49	.60	.43	1.17	6				
TOTAL CONTRACT	1.44	1.43	1.05	1.67	5				

AVG SQFT OFC TEN	10955	7	AVG OFFICE OCCUPANCY	85.8	7
AVG SQFT RET TEN	2264	5	AVG RETAIL OCCUPANCY	55.5	5
AVG SQFT OFC WORK	282	4	AVG RATE YR-END RENT	21.83	6
			RENTABLE GROSS SQFT	.90	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.50	4
PAYROLL	.19	2
CONTRACT	.32	4
SUP MAT MISC	.03	4
TRASH REMOVAL	.03	4
REPR MAINT TOTAL	1.16	4
PAYROLL	.57	3
ELEVATOR	.18	4
HVAC	.12	4
ELECTRICAL	.03	3
STRUCT ROOF	.37	1
PLUMBING	.01	3
FIRE LIFE SFTY	.02	1
OTHER MAINT SUP	.13	4
UTILITIES TOTAL	1.98	4
ELECTRIC	1.91	4
GAS	.00	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.08	4
RDS GNDS SEC TOT	.39	4
RDS GNDS TOTAL	.06	4
RDS GNDS PAYRL		
RDS GNDS CONTR	.06	4
RDS GNDS OTHER	.00	1
SECURITY TOTAL	.39	3
SEC PAYROLL	.32	1
SEC CONTRACTS	.47	2
SEC OTHER	.01	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.88	4
PAYROLL	.37	3
MGMT FEES	.33	4
LEGAL FEES	.07	3
AUDIT FEES	.07	1
GEN OFC EXP	.17	4
OTHER ADM EXP	.07	2
FIXED EXP TOTAL	2.02	4
REAL ESTATE TAX	1.87	4
BUILDING INS	.13	4
PERS PROP TAX	.01	2
OTHER TAXES	.01	1
LEASING EXPENSES	.45	4
ADV PROMOTION	.06	4
COMM FEES	.20	4
TENANT ALTS	.25	4
BUY-OUTS		
TOTAL PAYROLL	.60	4
CLEANING	.19	2
REPAIR MAINT	.57	3
RDS GROUNDS		
SECURITY	.32	1
ADMINISTRATIVE	.43	2
TOTAL CONTRACTS	1.60	3
CLEANING	.42	3
REPAIR MAINT	.37	3
RDS GROUNDS	.03	2
SECURITY	.47	2
ADMINISTRATIVE	.51	3

U.S. PRIVATE SECTOR
MIAMI
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 988,578 SQ.FT.					884,134 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	17.57	14.27	11.94	21.18
RETAIL AREA	13.83	18.83			3				
OTHER AREA									
TOTAL RENT	15.80	14.21	9.98	19.86	5				
MISCELLANEOUS	.09	.08			2				
TOTAL INCOME	15.84	14.21	10.01	19.71	5				
EXPENSE									
CLEANING	.62	.62	.42	.82	6	.68	.66	.49	.89
REPAIR-MAINT	1.59	1.40	1.18	2.33	6	1.75	1.56	1.44	2.41
UTILITIES	2.11	1.98	1.80	2.39	6	2.31	2.33	2.07	2.54
RDS. GNDS. SEC	.37	.39	.11	.56	6	.37	.39	.11	.56
ADMINISTRATIVE	.90	.88	.55	1.15	6	.90	.88	.55	1.15
TOTAL OPER EXP	5.59	5.26	4.79	6.49	6	6.17	6.12	5.43	7.09
FIXED EXPENSES	2.77	2.29	1.99	3.70	6	2.77	2.29	1.99	3.70
TOTAL OPER+FIXED	8.36	7.95	6.78	9.78	6	8.93	8.59	7.68	10.34
LEASING EXP	.50	.44	.17	.97	4				
TOTAL PAYROLL	.75	.63	.57	1.17	5				
TOTAL CONTRACT	1.44	1.43	1.05	1.67	5				

AVG SQFT OFC TEN	6458	6	AVG OFFICE OCCUPANCY	91.9	6
AVG SQFT RET TEN	2980	4	AVG RETAIL OCCUPANCY	78.1	4
AVG SQFT OFC WORK	191	3	AVG RATE YR-END RENT	21.39	5
			RENTABLE GROSS SQFT	.90	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.58	3
PAYROLL	.09	1
CONTRACT	.42	3
SUP MAT MISC	.02	3
TRASH REMOVAL	.03	3
REPR MAINT TOTAL	1.27	3
PAYROLL	.57	3
ELEVATOR	.18	3
HVAC	.16	3
ELECTRICAL	.04	2
STRUCT ROOF	.37	1
PLUMBING	.03	2
FIRE LIFE SFTY		
OTHER MAINT SUP	.18	3
UTILITIES TOTAL	1.85	3
ELECTRIC	1.75	3
GAS	.00	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.10	3
RDS GNDS SEC TOT	.43	3
RDS GNDS TOTAL	.04	3
RDS GNDS PAYRL		
RDS GNDS CONTR	.04	3
RDS GNDS OTHER	.00	1
SECURITY TOTAL	.39	3
SEC PAYROLL	.32	1
SEC CONTRACTS	.47	2
SEC OTHER	.01	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.91	3
PAYROLL	.43	2
MGMT FEES	.40	3
LEGAL FEES	.07	3
AUDIT FEES		
GEN OFC EXP	.21	3
OTHER ADM EXP	.09	1
FIXED EXP TOTAL	2.00	3
REAL ESTATE TAX	1.81	3
BUILDING INS	.16	3
PERS PROP TAX	.00	1
OTHER TAXES	.01	1
LEASING EXPENSES	.54	3
ADV PROMOTION	.09	3
COMM/FEES	.25	3
TENANT ALTS	.20	3
BUY-OUTS		
TOTAL PAYROLL	.63	3
CLEANING	.09	1
REPAIR MAINT	.57	3
RDS GROUNDS		
SECURITY	.32	1
ADMINISTRATIVE	.43	2
TOTAL CONTRACTS	1.60	3
CLEANING	.42	3
REPAIR MAINT	.37	3
RDS GROUNDS	.03	2
SECURITY	.47	2
ADMINISTRATIVE	.51	3

U.S. PRIVATE SECTOR
MIAMI
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS 452,376 SQ.FT.					452,376 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					12	12.18	11.48	10.14	17.80
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.18	11.48	10.14	17.80	12				
MISCELLANEOUS	.99	.10	.03	1.22	12				
TOTAL INCOME	13.17	13.75	10.20	17.90	12				
EXPENSE									
CLEANING	.53	.59	.46	.70	12	.50	.54	.34	.70
REPAIR-MAINT	.45	.60	.36	.64	12	.43	.45	.30	.60
UTILITIES	2.22	2.08	1.58	2.39	12	2.11	1.83	1.19	2.39
RDS. GNDS. SEC	.46	.47	.32	.58	11	.46	.47	.32	.58
ADMINISTRATIVE	.83	.69	.47	1.07	12	.83	.69	.47	1.07
TOTAL OPER EXP	4.46	4.26	3.59	4.83	12	4.31	4.26	2.76	4.83
FIXED EXPENSES	1.42	1.58	1.17	2.19	12	1.42	1.58	1.17	2.19
TOTAL OPER+FIXED	5.89	5.80	5.72	6.08	12	5.73	5.77	4.90	6.08
LEASING EXP	.15	.17	.08	.33	11				
TOTAL PAYROLL	.49	.45			2				
TOTAL CONTRACT	1.34	1.10			3				

AVG SQFT OFC TEN	2231	12	AVG OFFICE OCCUPANCY	80.9	12
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	2577	10	AVG RATE YR-END RENT	15.37	12
			RENTABLE GROSS SQFT	.93	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.38	8
PAYROLL		
CONTRACT	.26	8
SUP MAT MISC	.08	8
TRASH REMOVAL	.04	8
REPR MAINT TOTAL	.45	8
PAYROLL	.16	8
ELEVATOR	.04	8
HVAC	.17	8
ELECTRICAL	.01	8
STRUCT ROOF	.01	8
PLUMBING	.00	8
FIRE LIFE SFTY		
OTHER MAINT SUP	.07	8
UTILITIES TOTAL	2.44	8
ELECTRIC	2.34	8
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.10	8
RDS GNDS SEC TOT	.35	8
RDS GNDS TOTAL	.12	8
RDS GNDS PAYRL		
RDS GNDS CONTR	.09	8
RDS GNDS OTHER	.03	8
SECURITY TOTAL	.23	8
SEC PAYROLL		
SEC CONTRACTS	.23	8
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.63	8
PAYROLL	.24	8
MGMT FEES	.31	8
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.08	8
FIXED EXP TOTAL	1.58	8
REAL ESTATE TAX	.95	8
BUILDING INS	.15	8
PERS PROP TAX		
OTHER TAXES	.47	8
LEASING EXPENSES	.11	8
ADV PROMOTION	.03	8
COMM/FEES	.01	8
TENANT ALTS	.06	8
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
MILWAUKEE
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS 3,012,197 SQ.FT.					2,819,318 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					17	11.10	9.77	8.42	12.71
RETAIL AREA	8.02	10.82	4.29	13.77	11				
OTHER AREA	2.81	2.49	.94	10.69	8				
TOTAL RENT	10.80	9.67	5.82	12.57	17				
MISCELLANEOUS	.42	.42	.24	.79	15				
TOTAL INCOME	11.18	10.90	6.53	13.15	17				
EXPENSE									
CLEANING	1.03	.60	.53	1.07	17	1.09	.64	.61	1.10
REPAIR-MAINT	1.05	.87	.74	1.04	17	1.12	.94	.81	1.14
UTILITIES	1.41	1.50	.87	2.01	17	1.47	1.50	1.18	2.01
RDS GNDS SEC	.45	.26	.18	.80	17	.45	.26	.18	.80
ADMINISTRATIVE	.74	.64	.45	.91	17	.74	.64	.45	.91
TOTAL OPER EXP	4.68	3.85	3.25	4.99	17	4.95	4.27	3.64	5.08
FIXED EXPENSES	3.98	1.57	.74	1.96	17	3.98	1.57	.74	1.96
TOTAL OPER+FIXED	8.66	5.90	4.25	7.59	17	8.93	5.99	4.69	7.59
LEASING EXP	.27	.18	.05	.39	15				
TOTAL PAYROLL	1.18	.74	.34	1.08	16				
TOTAL CONTRACT	1.30	.98	.69	1.88	14				

AVG SQFT OFC TEN	6208	17	AVG OFFICE OCCUPANCY	90.3	17
AVG SQFT RET TEN	2880	11	AVG RETAIL OCCUPANCY	90.7	11
AVG SQFT OFC WORK	204	16	AVG RATE YR-END RENT	12.29	17
			RENTABLE GROSS SQFT	.81	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	14	ADMIN TOTAL	.65	14
PAYROLL	.40	12	PAYROLL	.23	11
CONTRACT	.51	14	MGMT FEES	.49	9
SUP MAT MISC	.03	12	LEGAL FEES	.05	9
TRASH REMOVAL	.04	14	AUDIT FEES	.01	2
			GEN OFC EXP	.07	12
REPR MAINT TOTAL	.91	14	OTHER ADM EXP	.07	11
PAYROLL	.34	14			
ELEVATOR	.20	13	FIXED EXP TOTAL	1.74	14
HVAC	.12	14	REAL ESTATE TAX	1.68	14
ELECTRICAL	.03	13	BUILDING INS	.10	14
STRUCT ROOF	.07	4	PERS PROP TAX	.02	6
PLUMBING	.01	9	OTHER TAXES	.01	4
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.17	14	LEASING EXPENSES	.14	12
			ADV PROMOTION	.03	11
UTILITIES TOTAL	1.54	14	COMM/FEES	.09	7
ELECTRIC	1.09	14	TENANT ALTS	.13	7
GAS	.02	5	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.36	13	TOTAL PAYROLL	.66	13
PURCH CH WTR			CLEANING	.39	11
COAL			REPAIR MAINT	.33	11
WATER SEWER	.05	14	RDS GROUNDS	.02	5
			SECURITY	.16	5
RDS. GNDS. SEC TOT	.25	14	ADMINISTRATIVE	.22	10
RDS. GNDS TOTAL	.03	9			
RDS. GNDS PAYRL	.01	6	TOTAL CONTRACTS	1.57	11
RDS. GNDS CONTR	.02	9	CLEANING	.52	11
RDS. GNDS OTHER	.00	6	REPAIR MAINT	.31	11
SECURITY TOTAL	.24	13	RDS GROUNDS	.02	8
SEC PAYROLL	.18	7	SECURITY	.21	11
SEC CONTRACTS	.23	10	ADMINISTRATIVE	.45	8
SEC OTHER	.02	4			

U.S. PRIVATE SECTOR
MILWAUKEE
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 1,327,135 SQ.FT.					1,198,950 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	9.28	8.42	4.87	12.64
RETAIL AREA	7.46	9.70	2.38	12.16	6				
OTHER AREA	2.81	2.49	.94	10.69	6				
TOTAL RENT	8.91	7.86	5.42	12.64	10				
MISCELLANEOUS	.53	.44	.20	.79	9				
TOTAL INCOME	9.40	8.18	5.59	13.09	10				
EXPENSE									
CLEANING	.69	.60	.47	.96	10	.77	.63	.58	1.06
REPAIR MAINT	.89	.81	.74	1.06	10	.99	.93	.81	1.26
UTILITIES	1.41	1.43	.79	1.99	10	1.50	1.46	.97	2.09
RDS GNDS SEC	.31	.22	.15	.42	10	.31	.22	.15	.42
ADMINISTRATIVE	.65	.62	.31	.88	10	.65	.62	.31	.88
TOTAL OPER EXP	3.95	3.54	2.98	4.66	10	4.32	3.99	3.36	4.89
FIXED EXPENSES	6.51	1.22	.63	2.53	10	6.51	1.22	.63	2.53
TOTAL OPER+FIXED	10.46	5.06	3.71	7.95	10	10.83	5.49	4.39	8.12
LEASING EXP	.22	.14	.05	.36	9				
TOTAL PAYROLL	.76	.60	.33	1.03	10				
TOTAL CONTRACT	1.33	1.13	.69	1.92	10				

AVG SQFT OFC TEN	3931	10	AVG OFFICE OCCUPANCY	87.7	10
AVG SQFT RET TEN	2548	6	AVG RETAIL OCCUPANCY	94.4	6
AVG SQFT OFC WORK	217	10	AVG RATE YR-END RENT	11.68	10
			RENTABLE GROSS SQFT	.80	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.63	9	ADMIN TOTAL	.62	8
PAYROLL	.23	6	PAYROLL	.12	5
CONTRACT	.56	8	MGMT FEES	.40	5
SUP MAT MISC	.03	7	LEGAL FEES	.04	4
TRASH REMOVAL	.04	8	AUDIT FEES	.01	1
			GEN OFC EXP	.05	6
REPR MAINT TOTAL	.81	8	OTHER ADM EXP	.06	6
PAYROLL	.30	8			
ELEVATOR	.17	8	FIXED EXP TOTAL	1.22	8
HVAC	.11	8	REAL ESTATE TAX	1.11	8
ELECTRICAL	.03	8	BUILDING INS	.10	8
STRUCT ROOF	.07	4	PERS PROP TAX	.63	2
PLUMBING	.01	6	OTHER TAXES	.09	1
FIRE LIFE SFTY	.01	2			
OTHER MAINT SUP	.15	8	LEASING EXPENSES	.09	7
			ADV PROMOTION	.03	6
UTILITIES TOTAL	1.51	8	COMM/FEES	.06	4
ELECTRIC	1.06	8	TENANT ALTS	.21	3
GAS	.02	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.36	8	TOTAL PAYROLL	.60	8
PURCH CH WTR			CLEANING	.34	7
COAL			REPAIR MAINT	.29	7
WATER SEWER	.08	8	RDS GROUNDS	.13	2
			SECURITY	.13	4
RDS GNDS SEC TOT	.22	8	ADMINISTRATIVE	.12	5
RDS GNDS TOTAL	.02	5			
RDS GNDS PAYRL	.13	2	TOTAL CONTRACTS	1.62	8
RDS GNDS CONTR	.02	5	CLEANING	.56	8
RDS GNDS OTHER	.02	2	REPAIR MAINT	.38	8
SECURITY TOTAL	.21	8	RDS GROUNDS	.02	5
SEC PAYROLL	.16	5	SECURITY	.12	8
SEC CONTRACTS	.04	7	ADMINISTRATIVE	.43	5
SEC OTHER	.00	3			

U.S. PRIVATE SECTOR
MILWAUKEE
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,282,113 SQ.FT.					1,229,105 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	13.45	13.46		
RETAIL AREA	6.34	7.31			2				
OTHER AREA									
TOTAL RENT	13.26	13.03			3				
MISCELLANEOUS	.23	.24			2				
TOTAL INCOME	13.43	13.32			3				
EXPENSE									
CLEANING	1.40	1.78			3	1.44	1.78		
REPAIR-MAINT	1.27	1.07			3	1.30	1.07		
UTILITIES	1.50	1.95			3	1.54	1.95		
RDS GNDS SEC	.60	.80			3	.60	.80		
ADMINISTRATIVE	.80	.85			3	.80	.85		
TOTAL OPER EXP	5.56	6.17			3	5.73	6.17		
FIXED EXPENSES	2.18	2.05			3	2.18	2.05		
TOTAL OPER+FIXED	7.74	8.22			3	7.92	8.22		
LEASING EXP	.34	.36			2				
TOTAL PAYROLL	1.88	2.07			2				
TOTAL CONTRACT	.98	.98			1				

AVG SQFT OFC TEN	16801	3	AVG OFFICE OCCUPANCY	93.0	3
AVG SQFT RET TEN	4124	2	AVG RETAIL OCCUPANCY	85.6	2
AVG SQFT OFC WORK	190	3	AVG RATE YR-END RENT	15.65	3
			RENTABLE GROSS SQFT	.79	2

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.78	3	ADMIN TOTAL	.85	3
PAYROLL	1.48	3	PAYROLL	.26	3
CONTRACT	.06	3	MGMT FEES	.45	1
SUP MAT MISC	.14	3	LEGAL FEES	.06	3
TRASH REMOVAL	.08	3	AUDIT FEES	.01	1
			GEN OFC EXP	.21	3
REPR MAINT TOTAL	1.07	3	OTHER ADM EXP	.08	3
PAYROLL	.53	3			
ELEVATOR	.29	3	FIXED EXP TOTAL	2.05	3
HVAC	.16	3	REAL ESTATE TAX	1.95	3
ELECTRICAL	.04	3	BUILDING INS	.10	3
STRUCT ROOF			PERS PROP TAX	.11	2
PLUMBING	.01	1	OTHER TAXES	.00	1
FIRE LIFE SFTY	.10	1			
OTHER MAINT SUP	.32	3	LEASING EXPENSES	.36	2
			ADV PROMOTION	.04	2
UTILITIES TOTAL	1.95	3	COMM FEES	.09	1
ELECTRIC	1.43	3	TENANT ALTS	.28	2
GAS	.02	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.47	3	TOTAL PAYROLL	2.07	2
PURCH CH WTR			CLEANING	1.05	2
COAL			REPAIR MAINT	.33	2
WATER SEWER	.05	3	RDS GROUNDS	.02	1
			SECURITY	.82	1
RDS GNDS SEC TOT	.80	3	ADMINISTRATIVE	.27	2
RDS GNDS TOTAL	.03	1			
RDS GNDS PAYRL	.02	1	TOTAL CONTRACTS	.98	1
RDS GNDS CONTR	.01	1	CLEANING	.15	1
RDS GNDS OTHER	.00	1	REPAIR MAINT	.13	1
SECURITY TOTAL	.80	3	RDS GROUNDS	.01	1
SEC PAYROLL	.81	2	SECURITY	.23	1
SEC CONTRACTS	.23	1	ADMINISTRATIVE	.45	1
SEC OTHER	.05	1			

U.S. PRIVATE SECTOR
MILWAUKEE
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 585,085 SQ.FT.					566,940 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	13.40	13.12	12.14	15.15
RETAIL AREA	6.01	8.82			2				
OTHER AREA									
TOTAL RENT	13.69	13.66	12.14	15.15	8				
MISCELLANEOUS	.67	.39	.30	1.97	8				
TOTAL INCOME	14.36	14.11	12.65	15.29	8				
EXPENSE									
CLEANING	.85	.78	.54	1.01	8	.88	.78	.54	1.13
REPAIR-MAINT	.81	.93	.28	.99	8	.84	.98	.28	1.04
UTILITIES	1.63	1.67	1.48	1.70	8	1.68	1.68	1.48	1.87
RDS GNDS SEC	.40	.23	.16	.43	8	.40	.23	.16	.43
ADMINISTRATIVE	.66	.59	.40	1.60	8	.66	.59	.40	1.60
TOTAL OPER EXP	4.36	4.73	2.85	5.17	8	4.50	5.10	2.85	5.78
FIXED EXPENSES	2.20	2.41	1.56	2.66	8	2.20	2.41	1.56	2.66
TOTAL OPER+FIXED	6.56	6.69	5.69	7.77	8	6.70	6.69	5.69	8.38
LEASING EXP	.38	.36	.14	.59	8				
TOTAL PAYROLL	.80	1.29	02	1.52	8				
TOTAL CONTRACT	1.03	.84	.70	1.32	8				

AVG SQFT OFC TEN	3413	8	AVG OFFICE OCCUPANCY	92.1	8
AVG SQFT RET TEN	9073	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	71	2	AVG RATE YR-END RENT	12.47	8
			RENTABLE GROSS SQFT	.79	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.60	3	ADMIN TOTAL	1.60	3
PAYROLL	.55	3	PAYROLL	.66	2
CONTRACT	.07	3	MGMT FEES	.63	3
SUP MAT MISC	.02	2	LEGAL FEES	.08	2
TRASH REMOVAL	.03	3	AUDIT FEES		
			GEN OFC EXP	.10	3
REPR MAINT TOTAL	.89	3	OTHER ADM EXP	.00	1
PAYROLL	.11	2			
ELEVATOR	.16	1	FIXED EXP TOTAL	1.56	3
HVAC	.35	2	REAL ESTATE TAX	1.44	3
ELECTRICAL	.06	1	BUILDING INS	.11	3
STRUCT ROOF	.21	1	PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.49	2	LEASING EXPENSES	.07	2
			ADV PROMOTION	.07	2
UTILITIES TOTAL	1.68	3	COMM. FEES		
ELECTRIC	1.63	3	TENANT ALTS		
GAS	.08	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	1.29	3
PURCH CH WTR			CLEANING	.55	3
COAL			REPAIR MAINT	.11	2
WATER SEWER	.05	3	RDS GROUNDS	.03	2
			SECURITY		
RDS GNDS SEC TOT	.17	3	ADMINISTRATIVE	.58	2
RDS GNDS TOTAL	.17	3			
RDS GNDS PAYRL	.03	2	TOTAL CONTRACTS	.84	3
RDS GNDS CONTR	.10	2	CLEANING	.07	3
RDS GNDS OTHER	.11	3	REPAIR MAINT	.16	3
SECURITY TOTAL			RDS GROUNDS	.14	2
SEC PAYROLL			SECURITY	.11	1
SEC CONTRACTS			ADMINISTRATIVE	.63	3
SEC OTHER					

U.S. PRIVATE SECTOR
MILWAUKEE
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 291,227 SQ.FT.					284,083 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	14.45	14.41	12.90	15.68
RETAIL AREA	12.70	12.70			1				
OTHER AREA									
TOTAL RENT	14.45	14.41	12.90	15.63	4				
MISCELLANEOUS	.91	.69	.27	1.49	4				
TOTAL INCOME	15.36	14.70	14.08	16.20	4				
EXPENSE									
CLEANING	.81	.66	.45	1.03	4	.83	.66	.45	1.08
REPAIR-MAINT	.66	.59	.28	.94	4	.68	.59	.28	.98
UTILITIES	1.49	1.50	1.38	1.60	4	1.53	1.58	1.36	1.66
RDS. GNDS. SEC	.19	.17	.16	.20	4	.19	.17	.16	.20
ADMINISTRATIVE	.79	.57	.42	1.15	4	.79	.57	.42	1.15
TOTAL OPER EXP	3.94	3.79	2.67	4.93	4	4.04	3.97	2.67	5.11
FIXED EXPENSES	2.48	2.54	1.99	2.93	4	2.48	2.54	1.99	2.93
TOTAL OPER+FIXED	6.41	6.19	5.48	7.04	4	6.51	6.19	5.48	7.22
LEASING EXP	.41	.45	.18	.59	4				
TOTAL PAYROLL	.78	.65	.01	1.34	4				
TOTAL CONTRACT	.92	.88	.75	1.14	4				

AVG SQFT OFC TEN	3032	4	AVG OFFICE OCCUPANCY	90.7	4
AVG SQFT RET TEN	7164	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	70	1	AVG RATE YR END RENT	11.12	3
			RENTABLE GROSS SQFT	.86	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS. GNDS. SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
MINNEAPOLIS
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	30 BLDS 7,731,385 SQ.FT.					7,128,719 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					23	13.24	12.65	9.15	17.31
RETAIL AREA	17.88	15.24	3.90	27.31	13				
OTHER AREA	4.88	4.66	3.95	6.12	11				
TOTAL RENT	13.95	11.68	8.79	16.64	28				
MISCELLANEOUS	.26	.19	.07	.54	23				
TOTAL INCOME	14.17	12.82	8.82	16.94	28				
EXPENSE									
CLEANING	.99	.95	.72	1.16	30	1.07	1.03	.81	1.21
REPAIR-MAINT	.87	.92	.67	1.10	30	.94	.98	.74	1.15
UTILITIES	1.32	1.37	1.02	1.76	30	1.38	1.52	1.09	1.90
RDS. GNDS. SEC	.30	.25	.09	.33	28	.30	.25	.09	.33
ADMINISTRATIVE	.88	.80	.58	1.02	30	.88	.80	.58	1.02
TOTAL OPER EXP	4.35	4.17	3.68	5.07	30	4.64	4.57	3.88	5.45
FIXED EXPENSES	3.45	3.11	1.90	3.71	30	3.45	3.11	1.90	3.71
TOTAL OPER+FIXED	7.80	7.82	5.54	8.76	30	8.10	8.25	5.91	9.04
LEASING EXP	.50	.38	.06	.88	22				
TOTAL PAYROLL	.81	.43	.34	.71	24				
TOTAL CONTRACT	1.65	1.51	1.39	1.81	24				

AVG SQFT OFC TEN	8979	30	AVG OFFICE OCCUPANCY	94.6	30
AVG SQFT RET TEN	2331	19	AVG RETAIL OCCUPANCY	93.2	19
AVG SQFT OFC WORK	215	24	AVG RATE YR-END RENT	16.83	27
			RENTABLE GROSS SQFT	.85	15

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.88	24	ADMIN TOTAL	.80	24
PAYROLL	.05	9	PAYROLL	.24	17
CONTRACT	.75	21	MGMT FEES	.51	20
SUP MAT MISC	.03	23	LEGAL FEES	.02	15
TRASH REMOVAL	.04	22	AUDIT FEES	.03	13
			GEN OFC EXP	.05	21
REPR MAINT TOTAL	.88	24	OTHER ADM EXP	.03	14
PAYROLL	.37	21			
ELEVATOR	.12	24	FIXED EXP TOTAL	2.67	24
HVAC	.09	24	REAL ESTATE TAX	2.52	24
ELECTRICAL	.03	22	BUILDING INS	.15	23
STRUCT ROOF	.06	10	PERS PROP TAX		
PLUMBING	.01	22	OTHER TAXES	.07	2
FIRE LIFE SFTY	.02	11			
OTHER MAINT SUP	.15	24	LEASING EXPENSES	.31	21
			ADV PROMOTION	.02	8
UTILITIES TOTAL	1.26	24	COMM FEES	.08	17
ELECTRIC	.66	24	TENANT ALTS	.43	15
GAS	.26	7	BUY-OUTS	.04	1
FUEL OIL					
PURCH STEAM	.54	18	TOTAL PAYROLL	.45	19
PURCH CH WTR	.58	5	CLEANING	.05	9
COAL			REPAIR MAINT	.38	17
WATER SEWER	.06	23	RDS GROUNDS	.05	4
			SECURITY	.17	9
RDS GNDS SEC TOT	.25	23	ADMINISTRATIVE	.19	13
RDS GNDS TOTAL	.07	15			
RDS GNDS PAYRL	.05	4	TOTAL CONTRACTS	1.49	19
RDS GNDS CONTR	.04	15	CLEANING	.83	16
RDS GNDS OTHER	.02	11	REPAIR MAINT	.23	14
SECURITY TOTAL	.17	22	RDS GROUNDS	.02	11
SEC PAYROLL	.16	9	SECURITY	.15	17
SEC CONTRACTS	.15	20	ADMINISTRATIVE	.60	15
SEC OTHER	.01	7			

U.S. PRIVATE SECTOR
MINNEAPOLIS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS 2,421,229 SQ.FT.					2,231,098 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	15.17	14.33	9.70	17.53
RETAIL AREA	21.11	20.49			2				
OTHER AREA	4.54	4.29	3.95	5.28	4				
TOTAL RENT	13.96	13.91	8.30	16.84	11				
MISCELLANEOUS	.45	.47	.16	.98	7				
TOTAL INCOME	14.24	14.08	8.80	16.94	11				
EXPENSE									
CLEANING	1.06	1.07	.67	1.27	13	1.13	1.13	.71	1.39
REPAIR MAINT	1.04	1.05	.78	1.20	13	1.11	1.07	.82	1.35
UTILITIES	1.58	1.72	1.18	1.92	13	1.67	1.79	1.25	1.95
RDS GNDS SEC	.33	.25	.07	.31	11	.33	.25	.07	.31
ADMINISTRATIVE	.94	.79	.47	1.04	13	.94	.79	.47	1.04
TOTAL OPER EXP	4.90	4.64	3.66	5.62	13	5.23	4.98	4.03	6.00
FIXED EXPENSES	3.28	3.22	1.90	3.71	13	3.28	3.22	1.90	3.71
TOTAL OPER+FIXED	8.17	8.07	6.02	8.86	13	8.50	8.32	6.41	9.43
LEASING EXP	1.07	.79	.11	1.26	7				
TOTAL PAYROLL	1.66	.63	.26	3.03	9				
TOTAL CONTRACT	1.75	1.51	1.17	1.96	9				

AVG SQFT OFC TEN	5872	13	AVG OFFICE OCCUPANCY	90.5	13
AVG SQFT RET TEN	2043	6	AVG RETAIL OCCUPANCY	85.1	6
AVG SQFT OFC WORK	230	10	AVG RATE YR END RENT	16.00	10
			RENTABLE GROSS SQFT	.77	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.80	8	ADMIN TOTAL	.64	8
PAYROLL	.24	3	PAYROLL	.29	5
CONTRACT	.65	8	MGMT FEES	.35	7
SUP MAT MISC	.03	8	LEGAL FEES	.02	5
TRASH REMOVAL	.04	8	AUDIT FEES	.06	5
			GEN OFC EXP	.07	7
REPR MAINT TOTAL	1.05	8	OTHER ADM EXP	.03	3
PAYROLL	.28	7			
ELEVATOR	.17	8	FIXED EXP TOTAL	2.22	8
HVAC	.13	8	REAL ESTATE TAX	2.02	8
ELECTRICAL	.05	7	BUILDING INS	.20	7
STRUCT ROOF	.15	3	PERS PROP TAX		
PLUMBING	.01	6	OTHER TAXES		
FIRE LIFE SFTY	.02	6			
OTHER MAINT SUP	.12	8	LEASING EXPENSES	.58	6
			ADV PROMOTION	.03	4
UTILITIES TOTAL	1.46	9	COMM FEES	.09	5
ELECTRIC	.66	8	TENANT ALTS	.90	4
GAS	.28	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.83	6	TOTAL PAYROLL	.71	5
PURCH CH WTR			CLEANING	.87	3
COAL			REPAIR MAINT	.55	5
WATER SEWER	.06	8	RDS GROUNDS	.09	1
			SECURITY	.16	2
RDS GNDS SEC TOT	.25	7	ADMINISTRATIVE	.29	3
RDS GNDS TOTAL	.07	4			
RDS GNDS PAYRL	.09	1	TOTAL CONTRACTS	1.20	5
RDS GNDS CONTR	.07	4	CLEANING	.73	5
RDS GNDS OTHER	.02	1	REPAIR MAINT	.28	5
SECURITY TOTAL	.21	6	RDS GROUNDS	.05	2
SEC PAYROLL	.09	2	SECURITY	.28	4
SEC CONTRACTS	.25	5	ADMINISTRATIVE	.49	4
SEC OTHER					

U.S. PRIVATE SECTOR
MINNEAPOLIS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 2,439,372 SQ.FT.					2,301,015 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	12.43	11.11	7.05	17.81
RETAIL AREA	12.27	6.88			3				
OTHER AREA	3.46	3.91			2				
TOTAL RENT	12.31	10.81	7.35	18.31	6				
MISCELLANEOUS	.11	.13	.01	.16	5				
TOTAL INCOME	12.40	10.89	7.36	18.47	6				
EXPENSE									
CLEANING	.86	.87	.59	1.07	6	.90	.93	.66	1.07
REPAIR MAINT	.81	.83	.55	1.02	6	.86	.89	.60	1.02
UTILITIES	1.25	1.19	.91	1.66	6	1.29	1.26	.94	1.68
RDS GNDS SEC	.30	.28	.20	.42	6	.30	.28	.20	.42
ADMINISTRATIVE	.93	.93	.84	1.06	6	.93	.93	.84	1.06
TOTAL OPER EXP	4.15	3.97	3.64	4.82	6	4.35	4.41	3.82	4.82
FIXED EXPENSES	3.25	3.34	1.70	4.25	6	3.25	3.34	1.70	4.25
TOTAL OPER+FIXED	7.40	7.55	5.52	8.64	6	7.60	7.92	5.77	8.65
LEASING EXP	.47	.25	.04	1.06	5				
TOTAL PAYROLL	.40	.40	.36	.46	4				
TOTAL CONTRACT	1.81	1.65	1.52	2.03	4				

AVG SQFT OFC TEN	13258	6	AVG OFFICE OCCUPANCY	96.8	6
AVG SQFT RET TEN	1908	4	AVG RETAIL OCCUPANCY	96.7	4
AVG SQFT OFC WORK	241	5	AVG RATE YR-END RENT	21.56	6
			RENTABLE GROSS SQFT	.83	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.87	6	ADMIN TOTAL	.93	6
PAYROLL	.05	3	PAYROLL	.17	4
CONTRACT	.77	6	MGMT FEES	.67	6
SUP MAT MISC	.03	5	LEGAL FEES	.02	2
TRASH REMOVAL	.03	4	AUDIT FEES	.01	3
			GEN OFC EXP	.08	4
REPR MAINT TOTAL	.83	6	OTHER ADM EXP	.09	4
PAYROLL	.45	4			
ELEVATOR	.11	6	FIXED EXP TOTAL	3.34	6
HVAC	.09	6	REAL ESTATE TAX	3.15	6
ELECTRICAL	.02	5	BUILDING INS	.13	6
STRUCT ROOF	.06	2	PERS PROP TAX		
PLUMBING	.01	6	OTHER TAXES	.00	1
FIRE-LIFE SFTY	.12	2			
OTHER MAINT SUP	.14	6	LEASING EXPENSES	.25	5
			ADV PROMOTION	.01	2
UTILITIES TOTAL	1.19	6	COMM FEES	.17	3
ELECTRIC	.62	6	TENANT ALTS	.40	4
GAS	.13	1	BUY-OUTS	.04	1
FUEL OIL					
PURCH STEAM	.37	5	TOTAL PAYROLL	.40	4
PURCH CH WTR	.49	1	CLEANING	.05	3
COAL			REPAIR MAINT	.41	2
WATER SEWER	.06	5	RDS GROUNDS	.05	3
			SECURITY	.19	2
RDS GNDS SEC TOT	.28	6	ADMINISTRATIVE	.11	2
RDS GNDS TOTAL	.08	6			
RDS GNDS PAYRL	.05	3	TOTAL CONTRACTS	1.65	4
RDS GNDS CONTR	.02	6	CLEANING	.75	4
RDS GNDS OTHER	.01	5	REPAIR MAINT	.11	4
SECURITY TOTAL	.23	6	RDS GROUNDS	.01	4
SEC PAYROLL	.19	2	SECURITY	.10	4
SEC CONTRACTS	.13	6	ADMINISTRATIVE	.77	4
SEC OTHER	.01	3			

U.S. PRIVATE SECTOR
MINNEAPOLIS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	53 BLDS 5,731,981 SQ.FT.					5,651,140 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					51	12.07	11.49	10.00	12.90
RETAIL AREA	4.28	9.63	3.23	16.07	7				
OTHER AREA	7.13	7.16			2				
TOTAL RENT	11.97	11.44	10.00	12.90	51				
MISCELLANEOUS	.14	.08	.02	.13	35				
TOTAL INCOME	12.08	11.47	10.16	12.91	51				
EXPENSE									
CLEANING	.78	.70	.63	.85	53	.78	.70	.63	.85
REPAIR-MAINT	.94	.69	.49	1.14	53	.94	.69	.50	1.14
UTILITIES	1.21	1.13	.99	1.38	53	1.21	1.15	.99	1.40
RDS GNDS SEC	.36	.32	.24	.40	53	.36	.32	.24	.40
ADMINISTRATIVE	.62	.57	.48	.78	53	.62	.57	.48	.78
TOTAL OPER EXP	3.89	3.63	3.17	4.29	53	3.91	3.73	3.17	4.29
FIXED EXPENSES	2.05	2.12	1.96	2.40	53	2.05	2.12	1.96	2.40
TOTAL OPER+FIXED	5.94	5.94	5.39	6.45	53	5.96	5.94	5.39	6.45
LEASING EXP	1.02	.39	.05	1.26	42				
TOTAL PAYROLL	.38	.21	.16	.38	41				
TOTAL CONTRACT	1.78	1.56	1.31	1.91	43				

AVG SQFT OFC TEN	4298	48	AVG OFFICE OCCUPANCY	89.4	51
AVG SQFT RET TEN	1919	2	AVG RETAIL OCCUPANCY	00.0	2
AVG SQFT OFC WORK	197	30	AVG RATE YR-END RENT	13.10	49
			RENTABLE GROSS SQFT	.88	45

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.69	41	ADMIN TOTAL	.56	41
PAYROLL	.04	3	PAYROLL	.24	14
CONTRACT	.57	41	MGMT. FEES	.51	39
SUP MAT MISC	.05	24	LEGAL FEES	.01	11
TRASH REMOVAL	.05	41	AUDIT FEES	.02	9
			GEN OFC EXP	.04	20
REPR MAINT TOTAL	.66	41	OTHER ADM EXP	.04	23
PAYROLL	.19	36			
ELEVATOR	.05	39	FIXED EXP TOTAL	2.10	41
HVAC	.07	41	REAL ESTATE TAX	2.03	41
ELECTRICAL	.02	40	BUILDING INS	.08	40
STRUCT ROOF	.02	15	PERS PROP TAX	.01	1
PLUMBING	.01	28	OTHER TAXES	.35	2
FIRE LIFE SFTY	.01	18			
OTHER MAINT SUP	.25	41	LEASING EXPENSES	.65	35
			ADV PROMOTION	.03	20
UTILITIES TOTAL	1.13	41	COMM FEES	.17	25
ELECTRIC	.93	41	TENANT ALTS	.90	29
GAS	.28	30	BUY-OUTS		
FUEL OIL	.02	8			
PURCH STEAM			TOTAL PAYROLL	.21	34
PURCH CH WTR			CLEANING	.04	3
COAL			REPAIR MAINT	.20	33
WATER SEWER	.04	40	RDS GROUNDS	.27	9
			SECURITY	.02	1
RDS GNDS SEC TOT	.31	41	ADMINISTRATIVE	.21	13
RDS GNDS TOTAL	.24	41			
RDS GNDS PAYRL	.09	9	TOTAL CONTRACTS	1.56	34
RDS GNDS CONTR	.18	39	CLEANING	.58	34
RDS GNDS OTHER	.08	30	REPAIR MAINT	.15	34
SECURITY TOTAL	.07	39	RDS GROUNDS	.20	32
SEC PAYROLL	.02	2	SECURITY	.07	32
SEC CONTRACTS	.07	38	ADMINISTRATIVE	.50	33
SEC OTHER	.01	13			

U.S. PRIVATE SECTOR
MINNEAPOLIS
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 325,873 SQ.FT.					325,873 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	12.81	12.43	11.16	14.11
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.81	12.43	11.16	14.1	10				
MISCELLANEOUS	.06	.06			2				
TOTAL INCOME	12.82	12.49	11.16	14.1	10				
EXPENSE									
CLEANING	.72	.70	.61	.95	10	.72	.70	.61	.95
REPAIR-MAINT	.87	.84	.49	.94	10	.87	.84	.49	.94
UTILITIES	1.49	1.48	1.09	1.87	10	1.49	1.48	1.09	1.87
RDS GNDS SEC	.33	.34	.17	.42	10	.33	.34	.17	.42
ADMINISTRATIVE	.67	.73	.52	.83	10	.67	.73	.52	.83
TOTAL OPER EXP	3.88	3.94	3.29	4.64	10	3.88	3.94	3.29	4.64
FIXED EXPENSES	2.37	2.32	2.00	2.75	10	2.37	2.32	2.00	2.75
TOTAL OPER+FIXED	6.25	6.34	5.81	6.66	10	6.25	6.34	5.81	6.66
LEASING EXP	.54	.40	.07	1.01	6				
TOTAL PAYROLL	.23	.18	.16	.35	7				
TOTAL CONTRACT	1.70	1.56	1.33	1.96	9				

AVG SQFT OFC TEN	4033	9	AVG OFFICE OCCUPANCY	92.9	10
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	267	8	AVG RATE YR-END RENT	11.00	8
			RENTABLE GROSS SQFT	.89	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	5	ADMIN TOTAL	.74	5
PAYROLL	.04	2	PAYROLL	.15	2
CONTRACT	.55	5	MGMT FEES	.61	5
SUP MAT MISC	.04	4	LEGAL FEES	.10	1
TRASH REMOVAL	.07	5	AUDIT FEES		
			GEN OFC EXP	.04	1
REPR MAINT TOTAL	.60	5	OTHER ADM EXP	.09	2
PAYROLL	.18	5			
ELEVATOR	.05	4	FIXED EXP TOTAL	2.15	5
HVAC	.07	5	REAL ESTATE TAX	2.08	5
ELECTRICAL	.01	4	BUILDING INS	.09	5
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES	.35	2
FIRE LIFE SFTY					
OTHER MAINT SUP	.31	5	LEASING EXPENSES	.58	4
			ADV PROMOTION		
UTILITIES TOTAL	1.77	5	COMM. FEES	.23	3
ELECTRIC	1.54	5	TENANT ALTS	.51	3
GAS	.36	4	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.16	5
PURCH CH WTR			CLEANING	.04	2
COAL			REPAIR MAINT	.16	5
WATER SEWER	.04	5	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.42	5	ADMINISTRATIVE	.15	2
RDS GNDS TOTAL	.28	5			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.56	5
RDS GNDS CONTR	.37	3	CLEANING	.58	5
RDS GNDS OTHER	.15	4	REPAIR MAINT	.06	5
SECURITY TOTAL	.07	3	RDS GROUNDS	.37	3
SEC PAYROLL			SECURITY	.07	3
SEC CONTRACTS	.07	3	ADMINISTRATIVE	.61	5
SEC OTHER					

U.S. PRIVATE SECTOR
MINNEAPOLIS
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 400,563 SQ.FT.					400,563 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	8.25	9.53	5.05	11.07
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.25	9.53	5.08	11.07	6				
MISCELLANEOUS	04	02			3				
TOTAL INCOME	8.27	9.55	5.09	11.08	6				
EXPENSE									
CLEANING	.58	.65	.34	.74	6	.49	.65	.23	.74
REPAIR-MAINT	1.26	.80	.43	2.19	6	1.10	.80	.32	2.19
UTILITIES	.85	.94	.46	1.29	6	.72	.94	.28	1.29
RDS GNDS SEC	.28	.32	.15	.41	6	.28	.32	.15	.41
ADMINISTRATIVE	.41	.42	.28	.53	6	.41	.42	.28	.53
TOTAL OPER EXP	3.38	3.18	2.83	3.94	6	3.00	3.18	2.43	3.94
FIXED EXPENSES	1.73	2.14	.44	2.40	6	1.73	2.14	.44	2.40
TOTAL OPER+FIXED	5.09	5.29	3.30	6.35	6	4.73	5.29	2.91	6.35
LEASING EXP	1.97	.30			3				
TOTAL PAYROLL	.13	.13			2				
TOTAL CONTRACT	1.24	1.21			2				

AVG SQFT OFC TEN	10241	4	AVG OFFICE OCCUPANCY	86.4	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	435	2	AVG RATE YR-END RENT	12.59	6
			RENTABLE GROSS SQFT	.84	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	5	ADMIN TOTAL	.50	5
PAYROLL	.10	1	PAYROLL		
CONTRACT	.50	5	MGMT FEES	.50	5
SUP MAT MISC	.06	1	LEGAL FEES		
TRASH REMOVAL	.04	5	AUDIT FEES	.07	1
			GEN OFC EXP	.05	1
REPR. MAINT TOTAL	.66	5	OTHER ADM EXP		
PAYROLL	.18	2			
ELEVATOR	.04	4	FIXED EXP TOTAL	2.13	5
HVAC	.09	5	REAL ESTATE TAX	2.06	5
ELECTRICAL	.02	5	BUILDING INS	.07	5
STRUCT ROOF	.11	1	PERS PROP TAX	.01	1
PLUMBING	.01	2	OTHER TAXES		
FIRE LIFE SFTY	.01	2			
OTHER MAINT SUP	.38	5	LEASING EXPENSES	.30	3
			ADV PROMOTION		
UTILITIES TOTAL	.97	5	COMM FEES		
ELECTRIC	.61	5	TENANT ALTS	.30	3
GAS	.30	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.13	2
PURCH CH WTR			CLEANING	.10	1
COAL			REPAIR MAINT	.16	1
WATER SEWER	.03	4	RDS GROUNDS		
			SECURITY		
RDS. GNDS SEC TOT	.31	5	ADMINISTRATIVE		
RDS GNDS TOTAL	.24	5			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.21	2
RDS GNDS CONTR	.24	5	CLEANING	.49	2
RDS GNDS OTHER	.12	1	REPAIR MAINT	.08	2
SECURITY TOTAL	.05	5	RDS GROUNDS	.18	2
SEC PAYROLL			SECURITY	.08	2
SEC CONTRACTS	.05	5	ADMINISTRATIVE	.39	2
SEC OTHER					

U.S. PRIVATE SECTOR
MINNEAPOLIS
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 1,781,713 SQ.FT.					1,714,238 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	11.83	10.35	9.87	12.57
RETAIL AREA	4.35	15.62			3				
OTHER AREA	7.13	7.16			2				
TOTAL RENT	11.35	10.31	9.87	12.57	10				
MISCELLANEOUS	.13	.08	.03	.20	8				
TOTAL INCOME	11.48	10.41	10.01	12.63	10				
EXPENSE									
CLEANING	.78	.72	.64	.86	11	.81	.72	.66	.97
REPAIR-MAINT	.78	.73	.47	.91	11	.81	.73	.47	.95
UTILITIES	1.12	1.00	.95	1.13	11	1.16	1.00	.96	1.18
RDS GNDS SEC	.28	.27	.22	.33	11	.28	.27	.22	.33
ADMINISTRATIVE	.67	.67	.44	.81	11	.67	.67	.44	.81
TOTAL OPER EXP	3.63	3.35	2.99	3.83	11	3.76	3.53	2.99	3.83
FIXED EXPENSES	2.07	2.12	1.87	2.33	11	2.07	2.12	1.87	2.33
TOTAL OPER+FIXED	5.70	5.45	4.95	6.49	11	5.84	5.47	4.95	6.49
LEASING EXP	.83	.24	.01	1.55	10				
TOTAL PAYROLL	.41	.27	.20	.60	10				
TOTAL CONTRACT	1.56	1.48	1.31	1.80	10				

AVG SQFT OFC TEN	3224	9	AVG OFFICE OCCUPANCY	89.0	10
AVG SQFT RET TEN	1919	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	169	8	AVG RATE YR-END RENT	12.90	10
			RENTABLE GROSS SQFT	.90	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	10	ADMIN TOTAL	.61	10
PAYROLL			PAYROLL	.30	4
CONTRACT	.57	10	MGMT FEES	.48	8
SUP MAT MISC	.05	9	LEGAL FEES	.01	2
TRASH REMOVAL	.05	10	AUDIT FEES	.02	6
			GEN OFC EXP	.04	8
REPR MAINT TOTAL	.61	10	OTHER ADM EXP	.02	7
PAYROLL	.26	9			
ELEVATOR	.05	10	FIXED EXP TOTAL	2.11	10
HVAC	.06	10	REAL ESTATE TAX	1.98	10
ELECTRICAL	.03	10	BUILDING INS	.08	9
STRUCT ROOF	.00	1	PERS PROP TAX		
PLUMBING	.01	10	OTHER TAXES		
FIRE LIFE SFTY	.02	4			
OTHER MAINT SUP	.13	10	LEASING EXPENSES	.12	9
			ADV PROMOTION	.04	7
UTILITIES TOTAL	.98	10	COMM FEES	.12	7
ELECTRIC	.93	10	TENANT ALTS	1.31	4
GAS	.15	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.28	9
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.26	9
WATER SEWER	.03	10	RDS GROUNDS		
			SECURITY		
RDS. GNDS SEC TOT	.26	10	ADMINISTRATIVE	.32	3
RDS GNDS TOTAL	.18	10			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.41	9
RDS GNDS CONTR	.18	10	CLEANING	.57	9
RDS GNDS OTHER	.01	7	REPAIR MAINT	.15	9
SECURITY TOTAL	.03	10	RDS GROUNDS	.16	9
SEC PAYROLL	.03	1	SECURITY	.04	9
SEC CONTRACTS	.04	9	ADMINISTRATIVE	.43	8
SEC OTHER	.01	2			

U.S. PRIVATE SECTOR
MINNEAPOLIS
SUBURBAN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,119,794 SQ.FT.					1,111,677 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	14.43	14.66		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14.43	14.66			2				
MISCELLANEOUS	.06	.06			1				
TOTAL INCOME	14.48	14.70			2				
EXPENSE									
CLEANING	.94	.85			3	.95	.85		
REPAIR-MAINT	1.36	1.36			3	1.37	1.36		
UTILITIES	1.27	1.31			3	1.27	1.35		
RDS GNDS SEC	.49	.49			3	.49	.49		
ADMINISTRATIVE	.58	.51			3	.58	.51		
TOTAL OPER EXP	4.64	4.59			3	4.67	4.59		
FIXED EXPENSES	2.13	2.00			3	2.13	2.00		
TOTAL OPER+FIXED	6.77	6.55			3	6.80	6.55		
LEASING EXP	1.18	1.28			2				
TOTAL PAYROLL	.82	.82			1				
TOTAL CONTRACT	2.17	2.17			1				

AVG SQFT OFC TEN	9102	3	AVG OFFICE OCCUPANCY	93.3	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	269	1	AVG RATE YR END RENT	16.63	2
			RENTABLE GROSS SQFT	.78	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
NASHVILLE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 1,816,950 SQ.FT.					1,657,486 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	11.79	10.50	6.68	12.96
RETAIL AREA	7.23	8.55			4				
OTHER AREA	10.50	10.50			1				
TOTAL RENT	11.27	10.09	6.61	12.41	10				
MISCELLANEOUS	.71	.12	.04	.95	7				
TOTAL INCOME	11.68	10.09	6.63	12.98	10				
EXPENSE									
CLEANING	.70	.63	.44	.80	10	.77	.68	.53	.99
REPAIR MAINT	1.02	.70	.44	1.22	10	1.12	.90	.49	1.37
UTILITIES	2.15	1.75	1.06	2.25	10	2.30	1.82	1.06	2.63
RDS GNDS SEC	.37	.34	.26	.50	10	.37	.34	.26	.50
ADMINISTRATIVE	.48	.36	.26	.69	10	.48	.36	.26	.69
TOTAL OPER EXP	4.73	3.47	2.75	4.97	10	5.12	4.60	3.08	5.53
FIXED EXPENSES	1.50	.96	.79	1.68	10	1.50	.96	.79	1.68
TOTAL OPER+FIXED	6.23	4.43	3.45	6.65	10	6.62	5.66	3.80	7.21
LEASING EXP	.06	.07	.02	.16	10				
TOTAL PAYROLL	1.12	.71	.35	1.35	4				
TOTAL CONTRACT	1.14	.76	.61	1.07	7				

AVG SQFT OFC TEN	6564	9	AVG OFFICE OCCUPANCY	92.6	9
AVG SQFT RET TEN	2644	5	AVG RETAIL OCCUPANCY	100.0	5
AVG SQFT OFC WORK	244	4	AVG RATE YR-END RENT	13.33	10
			RENTABLE GROSS SQFT	.66	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.63	10
PAYROLL	.42	3
CONTRACT	.39	10
SUP MAT MISC	.07	9
TRASH REMOVAL	.04	10
REPR MAINT TOTAL	.70	10
PAYROLL	.38	4
ELEVATOR	.13	9
HVAC	.09	10
ELECTRICAL	.07	10
STRUCT ROOF	.07	6
PLUMBING	.03	9
FIRE LIFE SFTY	.01	8
OTHER MAINT SUP	.07	10
UTILITIES TOTAL	1.75	10
ELECTRIC	1.38	10
GAS	.24	9
FUEL OIL	.19	1
PURCH STEAM	.31	2
PURCH CH WTR	.23	1
COAL		
WATER SEWER	.07	9
RDS GNDS SEC TOT	.34	10
RDS GNDS TOTAL	.03	10
RDS GNDS PAYRL		
RDS GNDS CONTR	.02	7
RDS GNDS OTHER	.03	9
SECURITY TOTAL	.31	10
SEC PAYROLL	.35	4
SEC CONTRACTS	.26	9
SEC OTHER	.01	7

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.36	10
PAYROLL	.18	3
MGMT FEES	.26	8
LEGAL FEES	.02	8
AUDIT FEES	.05	8
GEN OFC EXP	.02	8
OTHER ADM EXP	.01	7
FIXED EXP TOTAL	.96	10
REAL ESTATE TAX	.93	5
BUILDING INS	.14	8
PERS PROP TAX	.71	8
OTHER TAXES	.01	2
LEASING EXPENSES	.07	10
ADV PROMOTION	.01	7
COMM FEES	.23	3
TENANT ALTS	.00	4
BUY-OUTS	.07	1
TOTAL PAYROLL	.71	4
CLEANING	.75	1
REPAIR MAINT	.38	4
RDS GROUNDS		
SECURITY	.28	2
ADMINISTRATIVE	.18	3
TOTAL CONTRACTS	.76	7
CLEANING	.38	7
REPAIR MAINT	.16	5
RDS GROUNDS	.02	6
SECURITY	.28	6
ADMINISTRATIVE	.28	5

U.S. PRIVATE SECTOR
NASHVILLE
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	140,917 SQ.FT.				120,268 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	7.61	8.11		
RETAIL AREA	8.55	8.55			1				
OTHER AREA									
TOTAL RENT	7.55	7.66	5.36	9.43	4				
MISCELLANEOUS	.08	.10			3				
TOTAL INCOME	7.60	7.73	5.45	9.49	4				
EXPENSE									
CLEANING	.53	.54	.44	.67	4	.63	.67	.53	.87
REPAIR-MAINT	.59	.58	.44	.74	4	.69	.74	.53	.92
UTILITIES	1.33	1.34	.88	1.79	4	1.43	1.38	.90	2.11
RDS GNDS SEC	.25	.32	.16	.44	4	.25	.32	.16	.44
ADMINISTRATIVE	.38	.30	.24	.50	4	.38	.30	.24	.50
TOTAL OPER EXP	3.08	3.09	2.44	3.86	4	3.48	4.07	2.86	4.87
FIXED EXPENSES	.95	.96	.87	1.00	4	.95	.96	.87	1.00
TOTAL OPER+FIXED	4.03	3.96	3.31	4.86	4	4.43	4.99	3.72	5.68
LEASING EXP	.17	.14	.02	.28	4				
TOTAL PAYROLL									
TOTAL CONTRACT	.68	.63			3				

		# BLDS			# BLDS
AVG SQFT OFC TEN	3285	4	AVG OFFICE OCCUPANCY	87.4	4
AVG SQFT RET TEN	2959	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	207	1	AVG RATE YR-END RENT	12.50	4
			RENTABLE GROSS SQFT	.84	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.54	4	ADMIN TOTAL	.30	4
PAYROLL			PAYROLL		
CONTRACT	.38	4	MGMT FEES	.27	2
SUP MAT MISC	.07	4	LEGAL FEES	.04	4
TRASH REMOVAL	.08	4	AUDIT FEES	.11	4
			GEN OFC EXP	.00	3
REPR MAINT TOTAL	.58	4	OTHER ADM EXP	.03	2
PAYROLL					
ELEVATOR	.05	3	FIXED EXP TOTAL	.96	4
HVAC	.08	4	REAL ESTATE TAX	.93	1
ELECTRICAL	.08	4	BUILDING INS	.15	3
STRUCT ROOF	.07	3	PERS PROP TAX	.74	3
PLUMBING	.05	4	OTHER TAXES	.02	1
FIRE LIFE SFTY	.05	4			
OTHER MAINT SUP	.05	4	LEASING EXPENSES	.14	4
			ADV PROMOTION	.01	3
UTILITIES TOTAL	1.34	4	COMM FEES	.23	3
ELECTRIC	1.09	4	TENANT ALTS		
GAS	.24	4	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER	.05	3	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.32	4	ADMINISTRATIVE		
RDS GNDS TOTAL	.07	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	.63	3
RDS GNDS CONTR	.01	1	CLEANING	.32	3
RDS GNDS OTHER	.10	3	REPAIR MAINT	.12	2
SECURITY TOTAL	.28	4	RDS GROUNDS	.03	2
SEC PAYROLL			SECURITY	.18	3
SEC CONTRACTS	.24	4	ADMINISTRATIVE	.26	1
SEC OTHER	.02	2			

U.S. PRIVATE SECTOR
NASHVILLE
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	621,100 SQ.FT.				600,443 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	6.57	5.61	4.04	8.86
RETAIL AREA	10.17	10.18			2				
OTHER AREA									
TOTAL RENT	6.69	5.68	4.14	9.07	5				
MISCELLANEOUS	.27	.18			2				
TOTAL INCOME	6.83	5.94	4.18	9.08	5				
EXPENSE									
CLEANING	.49	.46	.44	.55	5	.49	.46	.44	.55
REPAIR-MAINT	.72	.49	.33	.94	5	.72	.49	.33	.94
UTILITIES	1.19	1.31	.94	1.36	5	1.19	1.31	.94	1.36
RDS GNDS SEC	.20	.12	.07	.24	5	.20	.12	.07	.24
ADMINISTRATIVE	1.61	.77	.20	2.08	5	1.61	.77	.20	2.08
TOTAL OPER EXP	4.20	3.36	2.52	4.54	5	4.26	3.36	2.55	4.65
FIXED EXPENSES	.91	.78	.39	1.04	4	.91	.78	.39	1.04
TOTAL OPER+FIXED	4.76	4.16	2.92	5.17	5	4.20	4.37	2.95	5.17
LEASING EXP	1.61	1.02	.15	2.36	5				
TOTAL PAYROLL	.63	.67			3				
TOTAL CONTRACT	.65	.95			3				

		# BLDS			# BLDS
AVG SQFT OFC TEN	2487	4	AVG OFFICE OCCUPANCY	76.0	4
AVG SQFT RET TEN	1462	2	AVG RETAIL OCCUPANCY	92.0	2
AVG SQFT OFC WORK	234	3	AVG RATE YR-END RENT	11.67	3
			RENTABLE GROSS SQFT	.87	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.44	3	ADMIN TOTAL	.77	3
PAYROLL	.10	1	PAYROLL	.19	2
CONTRACT	.35	3	MGMT FEES	.21	3
SUP MAT MISC	.06	3	LEGAL FEES	.01	3
TRASH REMOVAL	.04	3	AUDIT FEES	.01	1
			GEN OFC EXP	.06	2
REPR MAINT TOTAL	.47	3	OTHER ADM EXP	2.69	1
PAYROLL	.36	2			
ELEVATOR	.06	2	FIXED EXP TOTAL	.40	2
HVAC	.08	3	REAL ESTATE TAX	.02	1
ELECTRICAL	.03	2	BUILDING INS	.15	1
STRUCT ROOF			PERS PROP TAX	.62	1
PLUMBING	.02	2	OTHER TAXES	.01	1
FIRE LIFE SFTY	.01	1			
OTHER MAINT SUP	.08	3	LEASING EXPENSES	1.02	3
			ADV PROMOTION	.02	1
UTILITIES TOTAL	.97	3	COMM FEES	.35	3
ELECTRIC	.86	3	TENANT ALTS	.64	1
GAS	.07	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.60	2
PURCH CH WTR			CLEANING	.10	1
COAL			REPAIR MAINT	.38	2
WATER SEWER	.08	3	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.24	3	ADMINISTRATIVE	.19	2
RDS GNDS TOTAL	.04	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	.85	2
RDS GNDS CONTR	.04	3	CLEANING	.31	2
RDS GNDS OTHER	.01	2	REPAIR MAINT	.06	2
SECURITY TOTAL	.19	2	RDS GROUNDS	.04	2
SEC PAYROLL	.06	1	SECURITY	.15	2
SEC CONTRACTS	.19	1	ADMINISTRATIVE	.29	2
SEC OTHER	.08	2			

U.S. PRIVATE SECTOR
NASHVILLE
SUBURBAN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 536,438 SQ.FT.					526,797 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	6.60	5.61		
RETAIL AREA	10.37	10.37			1				
OTHER AREA									
TOTAL RENT	6.67	5.68			3				
MISCELLANEOUS	.33	.33			1				
TOTAL INCOME	6.82	5.94			3				
EXPENSE									
CLEANING	.49	.47			3	.49	.47		
REPAIR-MAINT	.77	.84			3	.77	.84		
UTILITIES	1.17	1.31			3	1.17	1.31		
RDS GNDS SEC	.21	.24			3	.21	.24		
ADMINISTRATIVE	1.74	.77			3	1.74	.77		
TOTAL OPER EXP	4.38	3.36			3	4.42	3.36		
FIXED EXPENSES	.99	1.04			2	.99	1.04		
TOTAL OPER+FIXED	4.93	4.65			3	4.32	4.65		
LEASING EXP	1.62	1.02			3				
TOTAL PAYROLL	.59	.60			2				
TOTAL CONTRACT	.83	.85			2				

AVG SQFT OFC TEN	2501	3	AVG OFFICE OCCUPANCY	75.0	3
AVG SQFT RET TEN	3214	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	254	2	AVG RATE YR-END RENT	12.00	2
			RENTABLE GROSS SQFT	.87	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
NEW ORLEANS
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 3,083,760 SQ.FT.					2,912,300 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	13.17	11.84	8.92	14.61
RETAIL AREA	18.03	15.82	8.34	312.42	6				
OTHER AREA	28.78	28.78			1				
TOTAL RENT	13.64	13.12	8.59	15.06	8				
MISCELLANEOUS	.22	.04	.02	.23	6				
TOTAL INCOME	13.81	13.34	8.64	15.06	8				
EXPENSE									
CLEANING	.96	1.00	.54	1.49	8	.99	1.08	.67	1.49
REPAIR-MAINT	1.38	1.47	.95	2.44	8	1.40	1.49	.98	2.44
UTILITIES	1.68	1.59	1.34	2.11	8	1.70	1.83	1.42	2.22
RDS GNDS SEC	.34	.33	.20	.60	8	.34	.33	.20	.60
ADMINISTRATIVE	.53	.49	.21	.71	8	.53	.49	.21	.71
TOTAL OPER EXP	4.89	5.73	4.34	6.62	8	5.01	5.93	4.50	7.19
FIXED EXPENSES	.85	.51	.34	.86	8	.85	.51	.34	.86
TOTAL OPER+FIXED	5.74	6.08	4.94	7.56	8	5.86	6.90	5.10	7.85
LEASING EXP	.46	.38	.26	.56	5				
TOTAL PAYROLL	1.17	1.84	.90	2.42	6				
TOTAL CONTRACT	1.60	1.55	1.08	2.77	6				

AVG SQFT OFC TEN	6833	8	AVG OFFICE OCCUPANCY	83.1	8
AVG SQFT RET TEN	4523	6	AVG RETAIL OCCUPANCY	92.0	6
AVG SQFT OFC WORK	225	8	AVG RATE YR-END RENT	12.82	7
			RENTABLE GROSS SQFT	.91	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.00	8	ADMIN TOTAL	.49	8
PAYROLL	.51	4	PAYROLL	.31	6
CONTRACT	.79	7	MGMT FEES	.16	3
SUP MAT MISC	.10	5	LEGAL FEES	.06	3
TRASH REMOVAL	.04	8	AUDIT FEES	.07	3
			GEN OFC EXP	.05	6
REPR MAINT TOTAL	1.47	8	OTHER ADM EXP	.07	5
PAYROLL	.90	6			
ELEVATOR	.24	8	FIXED EXP TOTAL	.51	8
HVAC	.14	6	REAL ESTATE TAX	.55	6
ELECTRICAL	.08	6	BUILDING INS	.12	8
STRUCT ROOF	.06	4	PERS PROP TAX	.00	1
PLUMBING	.05	5	OTHER TAXES	.01	3
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.26	8	LEASING EXPENSES	.38	5
			ADV PROMOTION	.09	3
UTILITIES TOTAL	1.70	7	COMM FEES	.11	3
ELECTRIC	1.53	7	TENANT ALTS	.25	3
GAS	.08	5	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	1.84	6
PURCH CH WTR			CLEANING	.37	3
COAL			REPAIR MAINT	.90	6
WATER SEWER	.12	7	RDS GROUNDS		
			SECURITY	.10	3
RDS GNDS SEC TOT	.33	8	ADMINISTRATIVE	.31	6
RDS GNDS TOTAL	.01	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.55	6
RDS GNDS CONTR	.01	4	CLEANING	.76	6
RDS GNDS OTHER			REPAIR MAINT	.40	6
SECURITY TOTAL	.32	8	RDS GROUNDS	.02	2
SEC PAYROLL	.46	6	SECURITY	.16	6
SEC CONTRACTS	12	5	ADMINISTRATIVE	.25	3
SEC OTHER	.01	2			

U.S. PRIVATE SECTOR
NEW ORLEANS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,418,159 SQ FT					1,325,262 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.96	11.64		
RETAIL AREA	23.73	19.69			3				
OTHER AREA									
TOTAL RENT	13.69	12.71			3				
MISCELLANEOUS	.05	.05			2				
TOTAL INCOME	13.72	12.75			3				
EXPENSE									
CLEANING	1.03	1.16			3	1.03	1.16		
REPAIR MAINT	1.72	1.65			3	1.73	1.68		
UTILITIES	2.03	2.26			3	2.05	2.26		
RDS GNDS SEC	.50	.53			3	.50	.53		
ADMINISTRATIVE	.61	.54			3	.61	.54		
TOTAL OPER EXP	5.88	6.36			3	5.99	6.36		
FIXED EXPENSES	.90	.76			3	.90	.76		
TOTAL OPER+FIXED	6.78	7.64			3	6.89	7.70		
LEASING EXP	.43	.38			3				
TOTAL PAYROLL	1.64	1.79			3				
TOTAL CONTRACT	1.79	1.77			3				

AVG SQFT OFC TEN	4140	3	AVG OFFICE OCCUPANCY	78.2	3
AVG SQFT RET TEN	5400	3	AVG RETAIL OCCUPANCY	87.2	3
AVG SQFT OFC WORK	213	3	AVG RATE YR-END RENT	13.38	2
			RENTABLE GROSS SQFT	.86	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.16	3
PAYROLL	.24	2
CONTRACT	.81	3
SUP MAT MISC	.11	2
TRASH REMOVAL	.04	3
REPR MAINT TOTAL	1.65	3
PAYROLL	.73	3
ELEVATOR	.27	3
HVAC	.12	3
ELECTRICAL	.10	3
STRUCT ROOF	.19	2
PLUMBING	.11	2
FIRE LIFE SFTY	.00	1
OTHER MAINT SUP	.13	3
UTILITIES TOTAL	2.26	3
ELECTRIC	1.91	3
GAS	.14	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.13	3
RDS GNDS SEC TOT	.53	3
RDS GNDS TOTAL	.02	1
RDS GNDS PAYRL		
RDS GNDS CONTR	.02	1
RDS GNDS OTHER		
SECURITY TOTAL	.53	3
SEC PAYROLL	.53	3
SEC CONTRACTS	.12	2
SEC OTHER	.01	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.54	3
PAYROLL	.21	3
MGMT FEES	.21	2
LEGAL FEES	.06	1
AUDIT FEES	.04	2
GEN OFC EXP	.05	3
OTHER ADM EXP	.08	2
FIXED EXP TOTAL	.76	3
REAL ESTATE TAX	1.07	2
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAXES	.00	1
LEASING EXPENSES	.38	3
ADV PROMOTION	.23	2
COMM/FEES	.30	2
TENANT ALTS	.17	1
BUY-OUTS		
TOTAL PAYROLL	1.79	3
CLEANING	.24	2
REPAIR MAINT	.73	3
RDS GROUNDS		
SECURITY	.33	2
ADMINISTRATIVE	.21	3
TOTAL CONTRACTS	1.77	3
CLEANING	.81	3
REPAIR MAINT	.41	3
RDS GROUNDS	.02	1
SECURITY	.19	3
ADMINISTRATIVE	.27	2

U.S. PRIVATE SECTOR
NEW ORLEANS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 505,832 SQ FT					505,832 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	13.91	14.64	11.76	16.38
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.91	14.64	11.76	16.38	5				
MISCELLANEOUS	.25	.31	.16	.38	4				
TOTAL INCOME	14.11	14.70	11.92	16.72	5				
EXPENSE									
CLEANING	.41	.47	.22	.59	5	.41	.47	.22	.59
REPAIR-MAINT	.59	.57	.43	.78	5	.59	.57	.43	.78
UTILITIES	.97	1.04	.78	1.12	5	.97	1.04	.78	1.12
RDS GNDS SEC	.47	.48	.32	.59	5	.47	.48	.32	.59
ADMINISTRATIVE	.88	.89	.82	.99	5	.88	.89	.82	.99
TOTAL OPER EXP	3.32	3.21	2.97	3.79	5	3.32	3.21	2.97	3.79
FIXED EXPENSES	.81	.83	.45	1.40	5	.81	.83	.45	1.40
TOTAL OPER+FIXED	4.13	4.39	3.53	4.90	5	4.13	4.39	3.53	4.90
LEASING EXP	.57	.37	.20	.93	4				
TOTAL PAYROLL	.40	.42	.34	.50	4				
TOTAL CONTRACT	1.38	1.39	1.21	1.59	4				

AVG SQFT OFC TEN	12439	4	AVG OFFICE OCCUPANCY	92.3	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	285	4	AVG RATE YR-END RENT	16.00	5
			RENTABLE GROSS SQFT	.95	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.47	5
PAYROLL		
CONTRACT	.40	5
SUP MAT MISC	.05	5
TRASH REMOVAL	.02	4
REPR MAINT TOTAL	.57	5
PAYROLL	.26	5
ELEVATOR	.08	5
HVAC	.04	5
ELECTRICAL	.04	5
STRUCT ROOF	.00	1
PLUMBING	.01	3
FIRE LIFE SFTY	.02	4
OTHER MAINT SUP	.08	5
UTILITIES TOTAL	1.04	5
ELECTRIC	.98	5
GAS		
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.05	5
RDS GNDS SEC TOT	.48	5
RDS GNDS TOTAL	.26	5
RDS GNDS PAYRL		
RDS GNDS CONTR	.25	4
RDS GNDS OTHER	.14	2
SECURITY TOTAL	.21	5
SEC PAYROLL		
SEC CONTRACTS	.19	5
SEC OTHER	.02	4

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.89	5
PAYROLL	.21	3
MGMT FEES	.88	5
LEGAL FEES	.06	1
AUDIT FEES		
GEN OFC EXP	.08	5
OTHER ADM EXP	.02	3
FIXED EXP TOTAL	.83	5
REAL ESTATE TAX	.67	5
BUILDING INS	.10	5
PERS PROP TAX	.01	1
OTHER TAXES		
LEASING EXPENSES	.37	4
ADV PROMOTION	.09	3
COMM FEES	.30	3
TENANT ALTS	.36	2
BUY-OUTS		
TOTAL PAYROLL	.42	4
CLEANING		
REPAIR MAINT	.26	4
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.21	3
TOTAL CONTRACTS	1.39	4
CLEANING	.37	4
REPAIR MAINT	.13	4
RDS GROUNDS	.21	2
SECURITY	.19	4
ADMINISTRATIVE	.66	4

U.S. PRIVATE SECTOR
NEW ORLEANS
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 357.262 SQ.FT.					357.262 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	13.58	12.16		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.58	12.16			3				
MISCELLANEOUS	.21	.30			3				
TOTAL INCOME	13.80	12.17			3				
EXPENSE									
CLEANING	.34	.38			3	.34	.38		
REPAIR-MAINT	.60	.50			3	.60	.50		
UTILITIES	1.02	1.04			3	1.02	1.04		
RDS GNDS SEC	.52	.48			3	.52	.48		
ADMINISTRATIVE	.84	.82			3	.84	.82		
TOTAL OPER EXP	3.31	3.21			3	3.31	3.21		
FIXED EXPENSES	.71	.83			3	.71	.83		
TOTAL OPER+FIXED	4.02	4.39			3	4.02	4.39		
LEASING EXP	.69	.75			2				
TOTAL PAYROLL	.35	.34			2				
TOTAL CONTRACT	1.22	1.21			2				

AVG SQFT OFC TEN	74744	2	AVG OFFICE OCCUPANCY	92.6	2
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	359	2	AVG RATE YR-END RENT	16.33	3
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.38	3
PAYROLL		
CONTRACT	.33	3
SUP MAT MISC	.04	3
TRASH REMOVAL	.02	2
REPR MAINT TOTAL	.50	3
PAYROLL	.26	3
ELEVATOR	.08	3
HVAC	.04	3
ELECTRICAL	.04	3
STRUCT ROOF	.00	1
PLUMBING	.01	2
FIRE LIFE SFTY	.01	3
OTHER MAINT SUP	.08	3
UTILITIES TOTAL	1.04	3
ELECTRIC	.98	3
GAS		
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.05	3
RDS GNDS SEC TOT	.48	3
RDS GNDS TOTAL	.26	3
RDS GNDS PAYRL		
RDS GNDS CONTR	.27	2
RDS GNDS OTHER	.14	2
SECURITY TOTAL	.22	3
SEC PAYROLL		
SEC CONTRACTS	.19	3
SEC OTHER	.02	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.82	3
PAYROLL	.21	1
MGMT FEES	.68	3
LEGAL FEES	.06	1
AUDIT FEES		
GEN OFC EXP	.08	3
OTHER ADM EXP	.08	2
FIXED EXP TOTAL	.83	3
REAL ESTATE TAX	.65	3
BUILDING INS	.10	3
PERS PROP TAX	.01	1
OTHER TAXES		
LEASING EXPENSES	.75	2
ADV PROMOTION	.14	2
COMM FEES	.79	1
TENANT ALTS	.43	1
BUY-OUTS		
TOTAL PAYROLL	.34	2
CLEANING		
REPAIR MAINT	.24	2
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.21	1
TOTAL CONTRACTS	1.21	2
CLEANING	.18	2
REPAIR MAINT	.13	2
RDS GROUNDS		
SECURITY	.30	2
ADMINISTRATIVE	.60	2

U.S. PRIVATE SECTOR
NEW YORK
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	54 BLDS 49,234,668 SQ.FT.					45,131,435 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					38	21.23	25.50	19.76	33.72
RETAIL AREA	28.38	38.87	17.40	66.77	30				
OTHER AREA	11.68	7.81	7.32	20.00	22				
TOTAL RENT	21.15	23.82	18.77	34.36	44				
MISCELLANEOUS	1.44	.41	.12	.79	37				
TOTAL INCOME	22.39	24.39	19.92	34.36	44				
EXPENSE									
CLEANING	1.89	1.89	1.46	2.19	54	2.06	1.94	1.51	2.35
REPAIR-MAINT	1.91	1.51	.90	2.06	54	2.08	1.51	.90	2.27
UTILITIES	2.57	2.83	1.82	3.53	54	2.72	2.89	2.05	3.57
RDS GNDS SEC	.46	.21	.05	.57	44	.46	.21	.05	.57
ADMINISTRATIVE	.65	.42	.25	.84	54	.65	.42	.25	.84
TOTAL OPER EXP	7.43	6.80	5.38	8.76	54	8.02	6.98	5.70	8.98
FIXED EXPENSES	3.99	4.69	3.38	5.68	52	3.99	4.69	3.38	5.68
TOTAL OPER+FIXED	11.67	11.50	9.91	14.85	48	12.11	11.94	10.11	15.03
LEASING EXP	.83	.45	.07	1.19	44				
TOTAL PAYROLL	1.75	.90	.59	2.56	50				
TOTAL CONTRACT	2.45	2.00	1.03	2.55	50				

AVG SQFT OFC TEN	15690	50	AVG OFFICE OCCUPANCY	97.5	52
AVG SQFT RET TEN	4971	39	AVG RETAIL OCCUPANCY	98.7	41
AVG SQFT OFC WORK	311	38	AVG RATE YR-END RENT	37.00	43
			RENTABLE GROSS SQFT	.94	14

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.99	40
PAYROLL	1.99	24
CONTRACT	1.36	39
SUP MAT MISC	.08	34
TRASH REMOVAL	.11	36
REPR MAINT TOTAL	1.66	41
PAYROLL	.64	39
ELEVATOR	.26	40
HVAC	.13	38
ELECTRICAL	.08	37
STRUCT ROOF	.07	28
PLUMBING	.02	30
FIRE LIFE SFTY	.04	13
OTHER MAINT SUP	.36	39
UTILITIES TOTAL	2.81	41
ELECTRIC	2.24	41
GAS	.00	6
FUEL OIL	.01	6
PURCH STEAM	.64	40
PURCH CH WTR	.03	1
COAL		
WATER SEWER	.08	39
RDS GNDS SEC TOT	.39	34
RDS GNDS TOTAL	.08	24
RDS GNDS PAYRL	.02	17
RDS GNDS CONTR	.01	12
RDS GNDS OTHER	.09	19
SECURITY TOTAL	.38	34
SEC PAYROLL	.40	24
SEC CONTRACTS	.20	21
SEC OTHER	.03	21

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.57	41
PAYROLL	.23	37
MGMT FEES	.19	30
LEGAL FEES	.03	27
AUDIT FEES	.03	22
GEN OFC EXP	.04	24
OTHER ADM EXP	.05	30
FIXED EXP TOTAL	4.59	40
REAL ESTATE TAX	4.24	38
BUILDING INS	.17	37
PERS PROP TAX		
OTHER TAXES	.01	12
LEASING EXPENSES	.51	36
ADV PROMOTION	.05	16
COMM FEES	.23	23
TENANT ALTS	.43	28
BUY-OUTS	.29	2
TOTAL PAYROLL	1.24	39
CLEANING	1.99	24
REPAIR MAINT	.68	38
RDS GROUNDS	.03	18
SECURITY	.41	22
ADMINISTRATIVE	.25	36
TOTAL CONTRACTS	1.94	39
CLEANING	1.32	38
REPAIR MAINT	.51	22
RDS GROUNDS	.01	12
SECURITY	.22	20
ADMINISTRATIVE	.23	28

U.S. PRIVATE SECTOR
NEW YORK
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 1,148,141 SQ.FT.					1,083,753 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	32.65	26.97		
RETAIL AREA	70.88	66.77			3				
OTHER AREA	20.00	20.00			1				
TOTAL RENT	34.92	36.88			3				
MISCELLANEOUS	.26	.28			2				
TOTAL INCOME	35.08	37.21			3				
EXPENSE									
CLEANING	2.76	2.48	1.92	3.49	5	2.98	2.76	2.03	3.85
REPAIR MAINT	1.50	1.84	.99	2.04	5	1.61	2.05	1.02	2.29
UTILITIES	2.94	2.62	1.67	4.09	5	3.15	2.81	1.82	4.43
RDS GNDS SEC	.41	.40			2	.41	.40		
ADMINISTRATIVE	.91	1.03	.49	1.36	5	.91	1.03	.49	1.36
TOTAL OPER EXP	8.31	7.99	6.39	10.05	5	8.94	8.56	6.92	11.01
FIXED EXPENSES	6.05	6.69	4.46	7.27	5	6.05	6.69	4.46	7.27
TOTAL OPER+FIXED	14.36	15.39	12.22	15.60	5	14.99	15.64	12.60	16.88
LEASING EXP	3.98	2.02			3				
TOTAL PAYROLL	1.91	.88	.58	3.30	5				
TOTAL CONTRACT	2.38	2.55	1.73	3.17	5				

AVG SQFT OFC TEN	7058	5	AVG OFFICE OCCUPANCY	96.2	5
AVG SQFT RET TEN	2135	5	AVG RETAIL OCCUPANCY	100.0	5
AVG SQFT OFC WORK	221	5	AVG RATE YR-END RENT	37.33	3
			RENTABLE GROSS SQFT	.82	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	2.33	4	ADMIN TOTAL	.80	4
PAYROLL	3.45	1	PAYROLL	.31	3
CONTRACT	1.84	4	MGMT FEES	.49	3
SUP MAT MISC	.08	3	LEGAL FEES	.05	3
TRASH REMOVAL	.09	3	AUDIT FEES	.09	2
REPR MAINT TOTAL	1.89	4	GEN OFC EXP	.03	3
PAYROLL	.90	4	OTHER ADM EXP	.11	2
ELEVATOR	.25	4	FIXED EXP TOTAL	5.64	4
HVAC	.03	4	REAL ESTATE TAX	5.38	4
ELECTRICAL	.05	3	BUILDING INS	.20	3
STRUCT ROOF	.05	4	PERS PROP TAX-OTHER TAXES		
PLUMBING	.03	4	LEASING EXPENSES	2.02	3
FIRE LIFE SFTY	.08	3	ADV PROMOTION	.34	2
OTHER MAINT SUP	.17	4	COMM FEES	2.02	3
UTILITIES TOTAL	2.39	4	TENANT ALTS	.02	1
ELECTRIC	1.84	4	BUY-OUTS		
GAS			TOTAL PAYROLL	1.20	4
FUEL OIL			CLEANING	3.45	1
PURCH STEAM	.59	4	REPAIR MAINT	.90	4
PURCH CH WTR			RDS GROUNDS		
COAL			SECURITY		
WATER SEWER	.05	3	ADMINISTRATIVE	.31	3
RDS GNDS SEC TOT	.40	2	TOTAL CONTRACTS	2.75	4
RDS GNDS TOTAL	.17	1	CLEANING	1.84	4
RDS GNDS PAYRL			REPAIR MAINT	.42	3
RDS GNDS CONTR	.17	1	RDS GROUNDS	.17	1
RDS GNDS OTHER			SECURITY	.31	2
SECURITY TOTAL	.32	2	ADMINISTRATIVE	.52	3
SEC PAYROLL	.40	1			
SEC CONTRACTS	.12	2			
SEC OTHER					

U.S. PRIVATE SECTOR
NEW YORK
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 4,271,851 SQ.FT.					4,159,884 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	28.44	28.52	26.09	35.76
RETAIL AREA	34.60	41.44	19.14	82.81	4				
OTHER AREA	7.81	7.81			1				
TOTAL RENT	27.26	27.35	22.94	36.09	9				
MISCELLANEOUS	.44	.42	.02	.73	7				
TOTAL INCOME	27.60	27.35	22.95	36.30	9				
EXPENSE									
CLEANING	1.58	1.53	1.26	2.10	10	1.62	1.56	1.29	2.15
REPAIR MAINT	1.07	1.07	.73	1.46	10	1.10	1.12	.73	1.51
UTILITIES	2.47	2.86	1.04	3.24	10	2.53	2.92	1.09	3.25
RDS GNDS SEC	.28	.03	.02	.66	7	.28	.03	.02	.66
ADMINISTRATIVE	.54	.49	.25	.95	10	.54	.49	.25	.95
TOTAL OPER EXP	5.85	6.02	4.87	7.53	10	5.99	6.02	5.13	7.53
FIXED EXPENSES	4.34	4.99	2.24	6.51	10	4.34	4.99	2.24	6.51
TOTAL OPER+FIXED	10.19	10.35	8.16	12.91	10	10.33	10.47	8.21	12.91
LEASING EXP	1.23	.50	.11	1.19	10				
TOTAL PAYROLL	1.04	.75	.25	1.77	9				
TOTAL CONTRACT	1.59	1.93	1.15	2.11	9				

AVG SQFT OFC TEN	13407	9	AVG OFFICE OCCUPANCY	95.2	10
AVG SQFT RET TEN	2921	4	AVG RETAIL OCCUPANCY	95.8	5
AVG SQFT OFC WORK	230	8	AVG RATE YR-END RENT	40.64	9
			RENTABLE GROSS SQFT	.95	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.47	8	ADMIN TOTAL	.49	8
PAYROLL	1.48	2	PAYROLL	.16	8
CONTRACT	1.34	7	MGMT FEES	.16	8
SUP MAT MISC	.03	6	LEGAL FEES	.02	6
TRASH REMOVAL	.09	6	AUDIT FEES	.03	5
REPR MAINT TOTAL	1.23	8	GEN OFC EXP	.03	6
PAYROLL	.51	7	OTHER ADM EXP	.02	4
ELEVATOR	.19	8	FIXED EXP TOTAL	4.14	8
HVAC	.08	8	REAL ESTATE TAX	4.48	7
ELECTRICAL	.01	7	BUILDING INS	.15	7
STRUCT ROOF	.11	3	PERS PROP TAX OTHER TAXES	.01	6
PLUMBING	.02	7	LEASING EXPENSES	.50	8
FIRE LIFE SFTY	.04	6	ADV PROMOTION	.05	5
OTHER MAINT SUP	.12	7	COMM FEES	.37	8
UTILITIES TOTAL	2.67	8	TENANT ALTS	.23	5
ELECTRIC	2.09	8	BUY-OUTS		
GAS	.00	2	TOTAL PAYROLL	.75	7
FUEL OIL	.05	2	CLEANING	1.48	2
PURCH STEAM	.66	7	REPAIR MAINT	.45	6
PURCH CH WTR	.03	1	RDS GROUNDS	.05	1
COAL			SECURITY	.29	1
WATER SEWER	.05	7	ADMINISTRATIVE	.16	7
RDS GNDS SEC TOT	.58	5	TOTAL CONTRACTS	1.93	7
RDS GNDS TOTAL	.07	2	CLEANING	1.32	7
RDS GNDS PAYRL			REPAIR MAINT	.42	5
RDS GNDS CONTR	.04	2	RDS GROUNDS	.03	3
RDS GNDS OTHER	.08	1	SECURITY	.40	4
SECURITY TOTAL	.50	5	ADMINISTRATIVE	.19	7
SEC PAYROLL	.16	2			
SEC CONTRACTS	.40	4			
SEC OTHER	.02	2			

U.S. PRIVATE SECTOR
NEW YORK
DOWNTOWN MORE THAN 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA 20 BLDS 25,415,613 SQ.FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 24,047,395 SQ.FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					8	17.98	18.73	10.26	23.71
RETAIL AREA	35.53	21.16	9.34	45.26	5				
OTHER AREA	46.81	8.64			3				
TOTAL RENT	19.87	20.36	14.98	23.84	13				
MISCELLANEOUS	1.16	.36	.08	1.54	10				
TOTAL INCOME	20.75	21.16	15.03	25.79	13				
EXPENSE									
CLEANING	1.79	1.89	1.42	2.25	20	1.89	1.94	1.53	2.28
REPAIR-MAINT	1.69	1.60	1.06	2.12	20	1.79	1.71	1.09	2.28
UTILITIES	2.91	3.03	1.98	3.99	20	3.06	3.11	2.23	3.99
RDS GNDS SEC	.29	.19	.10	.42	17	.29	.19	.10	.42
ADMINISTRATIVE	.43	.36	.15	.62	20	.43	.36	.15	.62
TOTAL OPER EXP	7.08	6.68	5.77	9.19	20	7.46	6.88	6.22	9.57
FIXED EXPENSES	4.75	4.75	3.39	5.42	18	4.75	4.75	3.39	5.42
TOTAL OPER+FIXED	11.33	11.27	10.21	14.33	20	12.33	11.73	10.48	14.71
LEASING EXP	.70	.08	.02	.70	13				
TOTAL PAYROLL	1.59	1.03	.59	3.42	18				
TOTAL CONTRACT	2.37	2.06	.84	2.71	18				

AVG SQFT OFC TEN	20984	17	AVG OFFICE OCCUPANCY	97.9	18
AVG SQFT RET TEN	6774	12	AVG RETAIL OCCUPANCY	98.4	13
AVG SQFT OFC WORK	270	13	AVG RATE YR-END RENT	34.57	12
			RENTABLE GROSS SQFT	.84	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	2.01	11	ADMIN TOTAL	.39	11
PAYROLL	2.36	4	PAYROLL	.27	9
CONTRACT	1.23	11	MGMT FEES	.16	7
SUP MAT MISC	.11	8	LEGAL FEES	.01	6
TRASH REMOVAL	.12	10	AUDIT FEES	.01	3
			GEN OFC EXP	.06	8
REPR MAINT TOTAL	2.06	11	OTHER ADM EXP	.04	6
PAYROLL	.94	10			
ELEVATOR	.29	10	FIXED EXP TOTAL	4.19	10
HVAC	.19	8	REAL ESTATE TAX	3.46	9
ELECTRICAL	.12	9	BUILDING INS	.19	9
STRUCT ROOF	.05	3	PERS PROP TAX		
PLUMBING	.02	7	OTHER TAXES	.02	5
FIRE LIFE SFTY	.06	3			
OTHER MAINT SUP	.50	10	LEASING EXPENSES	.08	7
			ADV PROMOTION	.02	3
UTILITIES TOTAL	3.53	11	COMM. FEES	.08	5
ELECTRIC	2.55	11	TENANT ALTS	.39	4
GAS	.01	4	BUY-OUTS	.04	1
FUEL OIL	.01	4			
PURCH STEAM	.80	11	TOTAL PAYROLL	1.68	10
PURCH CH WTR			CLEANING	2.36	4
COAL			REPAIR MAINT	.94	10
WATER SEWER	.06	11	RDS GROUNDS		
			SECURITY	.33	4
RDS GNDS SEC TOT	.19	9	ADMINISTRATIVE	.27	9
RDS GNDS TOTAL	.03	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.49	10
RDS GNDS CONTR	.01	3	CLEANING	.73	10
RDS GNDS OTHER	.49	1	REPAIR MAINT	.61	8
SECURITY TOTAL	.19	9	RDS GROUNDS	.01	2
SEC PAYROLL	.33	4	SECURITY	.04	7
SEC CONTRACTS	.05	8	ADMINISTRATIVE	.20	6
SEC OTHER	.08	2			

U.S. PRIVATE SECTOR
NEW YORK
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA 4 BLDS 557,249 SQ.FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 557,249 SQ.FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.90	.87			4	.90	.87		
REPAIR-MAINT	.48	.64			4	.48	.64		
UTILITIES	4.04	3.40			4	4.04	3.40		
RDS GNDS SEC	.44	.44			1	.44	.44		
ADMINISTRATIVE	.71	.71			4	.71	.71		
TOTAL OPER EXP	6.21	5.84			4	6.21	5.84		
FIXED EXPENSES	1.39	1.60			4	1.39	1.60		
TOTAL OPER+FIXED	7.60	7.44			4	7.60	7.44		
LEASING EXP	.37	.37			1				
TOTAL PAYROLL									
TOTAL CONTRACT	1.04	1.72			4				

AVG SQFT OFC TEN			AVG OFFICE OCCUPANCY		
AVG SQFT RET TEN			AVG RETAIL OCCUPANCY		
AVG SQFT OFC WORK			AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT		

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM. FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
NEWARK
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	420,272 SQ FT				413,334 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	15.82	12.24		
RETAIL AREA	5.87	5.87			1				
OTHER AREA									
TOTAL RENT	15.87	14.06			3				
MISCELLANEOUS	.00	.00			1				
TOTAL INCOME	15.87	14.06			3				
EXPENSE									
CLEANING	.58	.71			3	.58	.71		
REPAIR MAINT	.54	.56			3	.55	.58		
UTILITIES	1.85	1.86			3	1.85	1.86		
RDS GNDS SEC	.55	.28			3	.55	.28		
ADMINISTRATIVE	.88	.80			3	.88	.80		
TOTAL OPER EXP	4.40	4.69			3	4.44	4.69		
FIXED EXPENSES	2.72	2.12			3	2.72	2.12		
TOTAL OPER+FIXED	7.11	6.81			3	7.15	6.81		
LEASING EXP	.52	.50			2				
TOTAL PAYROLL	.57	.35			3				
TOTAL CONTRACT	1.69	1.75			3				

AVG SQFT OFC TEN	12927	3	AVG OFFICE OCCUPANCY	98.9	3
AVG SQFT RET TEN	6938	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	312	3	AVG RATE YR-END RENT	18.00	3
			RENTABLE GROSS SQFT	.90	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
NORFOLK
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	900,422 SQ FT				879,409 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	13.63	12.01		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.45	11.20			3				
MISCELLANEOUS									
TOTAL INCOME	13.45	11.20			3				
EXPENSE									
CLEANING	.94	.74	.66	1.18	5	.97	.74	.66	1.25
REPAIR MAINT	.89	.71	.62	1.16	5	.91	.72	.62	1.19
UTILITIES	1.75	1.61	1.28	2.50	5	1.75	1.61	1.28	2.50
RDS GNDS SEC	.26	.27	.16	.46	5	.26	.27	.16	.48
ADMINISTRATIVE	.40	.56	.24	.66	5	.40	.56	.24	.66
TOTAL OPER EXP	4.25	4.37	3.14	5.52	5	4.31	4.52	3.15	5.60
FIXED EXPENSES	1.03	.98	.73	1.23	5	1.03	.98	.73	1.23
TOTAL OPER+FIXED	5.29	5.02	4.17	6.60	5	5.34	5.17	4.18	6.69
LEASING EXP	.30	.25	.12	.83	5				
TOTAL PAYROLL	1.12	.61			3				
TOTAL CONTRACT	.47	.65			3				

AVG SQFT OFC TEN	0	0	AVG OFFICE OCCUPANCY	90.4	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	17.40	5
			RENTABLE GROSS SQFT	.92	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
NORFOLK
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	827,092 SQ.FT.				811,020 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.95	.71	.66	1.10	4	.97	.71	.66	1.14
REPAIR-MAINT	.91	.67	.63	1.16	4	.93	.67	.63	1.19
UTILITIES	1.76	1.68	1.26	2.50	4	1.76	1.68	1.26	2.50
RDS GNDS SEC	.24	.22	.16	.38	4	.24	.22	.16	.38
ADMINISTRATIVE	.37	.40	.24	.57	4	.37	.40	.24	.57
TOTAL OPER EXP	4.24	4.28	3.14	5.52	4	4.29	4.36	3.15	5.60
FIXED EXPENSES	1.07	1.09	.89	1.23	4	1.07	1.09	.89	1.23
TOTAL OPER+FIXED	5.31	5.51	4.17	6.60	4	5.36	5.56	4.16	6.69
LEASING EXP	.26	.24	.12	.54	4				
TOTAL PAYROLL	1.12	.61			3				
TOTAL CONTRACT	.47	.65			3				

AVG SQFT OFC TEN	0	0	AVG OFFICE OCCUPANCY	91.7	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	18.00	4
			RENTABLE GROSS SQFT	.90	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS. GNDS. SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS. GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
OKLAHOMA CITY
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,111,539 SQ.FT.				1,037,579 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	11.04	11.35	8.36	13.87
RETAIL AREA	9.93	9.21			3				
OTHER AREA	5.89	5.87			2				
TOTAL RENT	10.74	11.35	8.18	13.47	5				
MISCELLANEOUS	.86	.34	.17	.93	4				
TOTAL INCOME	11.51	11.72	8.93	13.64	5				
EXPENSE									
CLEANING	.65	.65	.59	.70	5	.70	.68	.61	.75
REPAIR-MAINT	1.15	.85	.72	1.43	5	1.23	.85	.75	1.53
UTILITIES	2.21	2.24	1.82	2.63	5	2.35	2.34	1.91	2.74
RDS GNDS SEC	.21	.20	.10	.35	5	.21	.20	.10	.35
ADMINISTRATIVE	.53	.61	.43	.87	5	.53	.61	.43	.87
TOTAL OPER EXP	4.75	4.83	4.24	5.26	5	5.08	5.07	4.44	5.49
FIXED EXPENSES	.71	.76	.41	.82	5	.71	.76	.41	.82
TOTAL OPER+FIXED	5.46	5.65	4.84	5.86	5	5.79	5.83	5.04	6.12
LEASING EXP	.16	.15	.06	.29	5				
TOTAL PAYROLL	.71	.80	.61	1.03	4				
TOTAL CONTRACT	1.07	1.08	.84	1.36	5				

AVG SQFT OFC TEN	8605	5	AVG OFFICE OCCUPANCY	88.7	5
AVG SQFT RET TEN	1203	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	276	4	AVG RATE YR-END RENT	11.45	5
			RENTABLE GROSS SQFT	.83	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	5	ADMIN TOTAL	.61	5
PAYROLL	.08	2	PAYROLL	.69	4
CONTRACT	.59	5	MGMT FEES	.34	1
SUP MAT MISC	.06	4	LEGAL FEES	.01	2
TRASH REMOVAL	.06	5	AUDIT FEES	.02	1
			GEN OFC EXP	.10	4
REPR MAINT TOTAL	.85	5	OTHER ADM EXP	.06	2
PAYROLL	.25	5			
ELEVATOR	.18	5	FIXED EXP TOTAL	.81	5
HVAC	.09	4	REAL ESTATE TAX	.71	5
ELECTRICAL	.07	5	BUILDING INS	.08	5
STRUCT ROOF	.01	3	PERS PROP TAX	.05	1
PLUMBING	.05	4	OTHER TAXES	.04	1
FIRE LIFE SFTY	.03	4			
OTHER MAINT SUP	.20	5	LEASING EXPENSES	.17	4
			ADV PROMOTION	.03	4
UTILITIES TOTAL	2.29	5	COMM FEES	.07	2
ELECTRIC	1.42	5	TENANT ALTS	.09	3
GAS	.17	3	BUY-OUTS		
FUEL OIL	.02	1			
PURCH STEAM	.52	3	TOTAL PAYROLL	.87	4
PURCH CH WTR	.72	1	CLEANING	.08	2
COAL			REPAIR MAINT	.41	4
WATER SEWER	.09	4	RDS GROUNDS	.10	2
			SECURITY		
RDS GNDS SEC TOT	.20	5	ADMINISTRATIVE	.80	3
RDS GNDS TOTAL	.05	5			
RDS. GNDS PAYRL	.10	2	TOTAL CONTRACTS	1.12	5
RDS GNDS CONTR	.04	5	CLEANING	.59	5
RDS GNDS OTHER	.02	2	REPAIR MAINT	.17	5
SECURITY TOTAL	.17	5	RDS GROUNDS	.04	5
SEC PAYROLL			SECURITY	.10	5
SEC CONTRACTS	.10	5	ADMINISTRATIVE	.25	3
SEC OTHER	.09	1			

U.S. PRIVATE SECTOR
OKLAHOMA CITY
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 522,302 SQ.FT.					493,549 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.05	13.48		
RETAIL AREA	9.96	9.44			2				
OTHER AREA	5.80	5.80			1				
TOTAL RENT	11.79	12.78			3				
MISCELLANEOUS	.15	.17			2				
TOTAL INCOME	11.90	12.81			3				
EXPENSE									
CLEANING	.66	.68			3	.70	.68		
REPAIR-MAINT	.95	.85			3	1.01	.85		
UTILITIES	2.02	2.13			3	2.12	2.30		
RDS GNDS SEC	.30	.28			3	.30	.28		
ADMINISTRATIVE	.70	.79			3	.70	.79		
TOTAL OPER EXP	4.63	4.29			3	4.88	4.69		
FIXED EXPENSES	.59	.43			3	.59	.43		
TOTAL OPER+FIXED	5.22	5.10			3	5.47	5.50		
LEASING EXP	.23	.23			3				
TOTAL PAYROLL	.85	.97			3				
TOTAL CONTRACT	.94	.97			3				

AVG SQFT OFC TEN	8991	3	AVG OFFICE OCCUPANCY	85.6	3
AVG SQFT RET TEN	1423	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	344	2	AVG RATE YR-END RENT	11.75	3
			RENTABLE GROSS SQFT	.79	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.71	3	ADMIN TOTAL	.95	3
PAYROLL	.08	2	PAYROLL	.80	3
CONTRACT	.59	3	MGMT FEES		
SUP MAT MISC	.06	3	LEGAL FEES	.01	1
TRASH REMOVAL	.07	3	AUDIT FEES		
			GEN OFC EXP	.18	3
REPR MAINT TOTAL	.85	3	OTHER ADM EXP	.06	2
PAYROLL	.25	3			
ELEVATOR	.14	3	FIXED EXP TOTAL	.81	3
HVAC	.09	2	REAL ESTATE TAX	.75	3
ELECTRICAL	.07	3	BUILDING INS	.19	3
STRUCT ROOF	.01	1	PERS PROP TAX	.05	1
PLUMBING	.05	2	OTHER TAXES		
FIRE LIFE SFTY	.04	2			
OTHER MAINT SUP	.36	3	LEASING EXPENSES	.29	2
			ADV PROMOTION	.11	2
UTILITIES TOTAL	2.13	3	COMM FEES	.08	1
ELECTRIC	1.88	3	TENANT ALTS	.14	2
GAS	.19	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.52	1	TOTAL PAYROLL	1.10	3
PURCH CH WTR			CLEANING	.08	2
COAL			REPAIR MAINT	.25	3
WATER SEWER	.09	3	RDS GROUNDS	.10	2
			SECURITY		
RDS GNDS SEC TOT	.28	3	ADMINISTRATIVE	.80	3
RDS GNDS TOTAL	.11	3			
RDS GNDS PAYRL	.10	2	TOTAL CONTRACTS	.97	3
RDS GNDS CONTR	.04	3	CLEANING	.59	3
RDS GNDS OTHER	.02	2	REPAIR MAINT	.17	3
SECURITY TOTAL	.19	3	RDS GROUNDS	.04	3
SEC PAYROLL			SECURITY	.17	3
SEC CONTRACTS	.17	3	ADMINISTRATIVE	.01	1
SEC OTHER	.09	1			

U.S. PRIVATE SECTOR
OKLAHOMA CITY
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS 1,863,805 SQ.FT.					1,481,175 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					21	9.57	9.53	8.51	11.39
RETAIL AREA	8.68	8.33			2				
OTHER AREA	192.68	590.56			3				
TOTAL RENT	9.77	9.84	8.39	12.17	21				
MISCELLANEOUS	.59	.05	.01	.26	8				
TOTAL INCOME	10.10	9.97	8.44	12.17	21				
EXPENSE									
CLEANING	.49	.48	.44	.58	21	.55	.49	.44	.63
REPAIR-MAINT	.60	.52	.41	.73	21	.60	.53	.41	.74
UTILITIES	1.45	1.26	1.09	1.43	21	1.48	1.28	1.10	1.43
RDS GNDS SEC	.28	.31	.20	.33	20	.28	.31	.20	.33
ADMINISTRATIVE	.71	.57	.43	.86	21	.71	.57	.43	.86
TOTAL OPER EXP	3.52	3.23	2.72	3.79	21	3.73	3.23	2.74	3.79
FIXED EXPENSES	.73	.74	.68	.87	21	.73	.74	.68	.87
TOTAL OPER+FIXED	4.25	3.90	3.53	4.61	21	4.46	3.90	3.56	4.61
LEASING EXP	.25	.19	.08	.29	21				
TOTAL PAYROLL	.54	.37	.29	.64	13				
TOTAL CONTRACT	1.13	1.29	.92	1.65	17				

AVG SQFT OFC TEN	4156	20	AVG OFFICE OCCUPANCY	75.3	21
AVG SQFT RET TEN	4839	2	AVG RETAIL OCCUPANCY	94.6	2
AVG SQFT OFC WORK	230	19	AVG RATE YR-END RENT	10.90	21
			RENTABLE GROSS SQFT	.89	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.49	17	ADMIN TOTAL	.52	17
PAYROLL			PAYROLL	.25	5
CONTRACT	.41	17	MGMT FEES	.40	17
SUP MAT MISC	.05	16	LEGAL FEES	.04	13
TRASH REMOVAL	.03	17	AUDIT FEES	.03	5
			GEN OFC EXP	.02	17
REPR MAINT TOTAL	.52	17	OTHER ADM EXP	.02	8
PAYROLL	.25	16			
ELEVATOR	.08	15	FIXED EXP TOTAL	.73	17
HVAC	.07	17	REAL ESTATE TAX	.63	17
ELECTRICAL	.03	16	BUILDING INS	.08	17
STRUCT ROOF	.02	16	PERS PROP TAX	.11	2
PLUMBING	.01	14	OTHER TAXES	.00	3
FIRE LIFE SFTY	.01	14			
OTHER MAINT SUP	.02	16	LEASING EXPENSES	.22	17
			ADV PROMOTION	.01	17
UTILITIES TOTAL	1.33	17	COMM FEES	.13	14
ELECTRIC	1.28	17	TENANT ALTS	.07	11
GAS	.24	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.40	10
PURCH CH WTR			CLEANING	.42	1
COAL			REPAIR MAINT	.30	10
WATER SEWER	.04	17	RDS GROUNDS	.09	3
			SECURITY	.10	1
RDS GNDS SEC TOT	.32	17	ADMINISTRATIVE	.29	6
RDS GNDS TOTAL	.21	17			
RDS GNDS PAYRL	.07	2	TOTAL CONTRACTS	1.31	14
RDS GNDS CONTR	.13	15	CLEANING	.41	14
RDS GNDS OTHER	.11	12	REPAIR MAINT	.33	10
SECURITY TOTAL	.09	17	RDS GROUNDS	.19	13
SEC PAYROLL	.24	2	SECURITY	.06	13
SEC CONTRACTS	.08	15	ADMINISTRATIVE	.39	14
SEC OTHER					

U.S. PRIVATE SECTOR
OKLAHOMA CITY
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	167,078 SQ.FT.				167,078 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	8.52	8.09	4.90	11.27
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.87	8.17	4.90	11.88	4				
MISCELLANEOUS	.00	.00			2				
TOTAL INCOME	8.87	8.17	4.90	11.88	4				
EXPENSE									
CLEANING	.49	.49	.48	.50	4	.49	.49	.48	.50
REPAIR MAINT	.51	.42	.24	.83	4	.51	.42	.24	.83
UTILITIES	1.30	1.29	1.22	1.38	4	1.30	1.29	1.22	1.38
RDS GNDS SEC	.32	.32	.31	.33	4	.32	.32	.31	.33
ADMINISTRATIVE	.48	.46	.31	.60	4	.48	.46	.31	.60
TOTAL OPER EXP	3.11	3.15	2.76	3.46	4	3.11	3.15	2.76	3.46
FIXED EXPENSES	.82	.84	.77	.87	4	.82	.84	.77	.87
TOTAL OPER+FIXED	3.92	3.95	3.53	4.33	4	3.92	3.95	3.53	4.33
LEASING EXP	.22	.22	.16	.29	4				
TOTAL PAYROLL	.96	.32			3				
TOTAL CONTRACT	1.61	1.66			3				

AVG SQFT OFC TEN	3136	4	AVG OFFICE OCCUPANCY	87.6	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	241	4	AVG RATE YR-END RENT	9.75	4
			RENTABLE GROSS SQFT	95	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.49	4	ADMIN TOTAL	.46	4
PAYROLL			PAYROLL		
CONTRACT	.40	4	MGMT FEES	.40	4
SUP MAT MISC	.06	4	LEGAL FEES	.04	1
TRASH REMOVAL	.04	4	AUDIT FEES	.04	2
			GEN OFC EXP	.01	4
REPR MAINT TOTAL	.42	4	OTHER ADM EXP	.02	2
PAYROLL	.29	3			
ELEVATOR	.08	4	FIXED EXP TOTAL	.84	4
HVAC	.07	4	REAL ESTATE TAX	.63	4
ELECTRICAL	.02	4	BUILDING INS	.13	4
STRUCT ROOF	.01	4	PERS PROP TAX		
PLUMBING	.01	2	OTHER TAXES		
FIRE LIFE SFTY	.04	4			
OTHER MAINT SUP	.02	4	LEASING EXPENSES	.22	4
			ADV PROMOTION	.01	4
UTILITIES TOTAL	1.29	4	COMM FEES	.13	3
ELECTRIC	1.25	4	TENANT ALTS	.17	3
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.32	3
PURCH CH WTR			CLEANING	.42	1
COAL			REPAIR MAINT	.32	3
WATER SEWER	.05	4	RDS GROUNDS	.11	1
			SECURITY	.10	1
RDS GNDS SEC TOT	.32	4	ADMINISTRATIVE	.51	1
RDS GNDS TOTAL	.25	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.65	3
RDS GNDS CONTR	.20	4	CLEANING	.39	3
RDS GNDS OTHER	.11	2	REPAIR MAINT	.47	3
SECURITY TOTAL	.07	4	RDS GROUNDS	.26	3
SEC PAYROLL			SECURITY	.05	3
SEC CONTRACTS	.07	4	ADMINISTRATIVE	.33	3
SEC OTHER					

U.S. PRIVATE SECTOR
OKLAHOMA CITY
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	744,098 SQ.FT.				744,098 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	10.20	9.84	6.92	12.74
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.42	9.84	6.92	13.08	10				
MISCELLANEOUS	.15	.13	.01	.26	4				
TOTAL INCOME	10.49	9.97	6.92	13.21	10				
EXPENSE									
CLEANING	.51	.50	.44	.63	10	.51	.50	.44	.63
REPAIR MAINT	.47	.46	.41	.58	10	.47	.46	.41	.58
UTILITIES	1.21	1.26	1.01	1.41	10	1.21	1.26	1.01	1.41
RDS GNDS SEC	.22	.22	.14	.32	9	.22	.22	.14	.32
ADMINISTRATIVE	.74	.57	.43	1.08	10	.74	.57	.43	1.08
TOTAL OPER EXP	3.12	3.21	2.52	3.56	10	3.12	3.21	2.52	3.56
FIXED EXPENSES	.76	.73	.64	.98	10	.76	.73	.64	.98
TOTAL OPER+FIXED	3.88	3.86	3.43	4.34	10	3.88	3.86	3.43	4.34
LEASING EXP	.17	.14	.04	.26	10				
TOTAL PAYROLL	.34	.32	.23	.42	5				
TOTAL CONTRACT	1.12	1.18	.92	1.33	8				

AVG SQFT OFC TEN	4709	9	AVG OFFICE OCCUPANCY	77.9	10
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	201	8	AVG RATE YR-END RENT	11.12	10
			RENTABLE GROSS SQFT	97	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.58	6	ADMIN TOTAL	.44	6
PAYROLL			PAYROLL		
CONTRACT	.51	6	MGMT FEES	.40	6
SUP MAT MISC	.05	6	LEGAL FEES	.04	6
TRASH REMOVAL	.03	6	AUDIT FEES	.03	1
			GEN OFC EXP	.02	6
REPR MAINT TOTAL	.46	6	OTHER ADM EXP	.06	2
PAYROLL	.23	6			
ELEVATOR	.06	4	FIXED EXP TOTAL	.71	6
HVAC	.06	6	REAL ESTATE TAX	.62	6
ELECTRICAL	.03	5	BUILDING INS	.09	6
STRUCT ROOF	.02	5	PERS PROP TAX		
PLUMBING	.01	5	OTHER TAXES		
FIRE LIFE SFTY	.01	6			
OTHER MAINT SUP	.02	6	LEASING EXPENSES	.16	6
			ADV PROMOTION	.01	6
UTILITIES TOTAL	1.37	6	COMM FEES	.16	5
ELECTRIC	1.31	6	TENANT ALTS	.02	4
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.23	2
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.23	2
WATER SEWER	.03	6	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.27	6	ADMINISTRATIVE		
RDS GNDS TOTAL	.18	6			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.31	5
RDS GNDS CONTR	.13	6	CLEANING	.49	5
RDS GNDS OTHER	.13	3	REPAIR MAINT	.32	5
SECURITY TOTAL	.08	6	RDS GROUNDS	.12	5
SEC PAYROLL	.11	1	SECURITY	.07	5
SEC CONTRACTS	.07	5	ADMINISTRATIVE	.43	5
SEC OTHER					

U.S. PRIVATE SECTOR
OMAHA
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 1,628,112 SQ.FT.					1,530,491 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.58	11.62		
RETAIL AREA	14.66	14.66			1				
OTHER AREA	6.07	6.07			1				
TOTAL RENT	11.78	11.90			3				
MISCELLANEOUS	.17	.10			2				
TOTAL INCOME	11.92	12.09			3				
EXPENSE									
CLEANING	1.08	.81	.64	1.26	7	1.11	.81	.66	1.31
REPAIR-MAINT	4.02	1.96	.92	4.52	7	4.12	2.10	.94	4.52
UTILITIES	1.86	2.13	1.41	2.42	7	1.90	2.13	1.44	2.51
RDS. GNDS. SEC	1.05	.70	.23	1.25	6	1.05	.70	.23	1.25
ADMINISTRATIVE	.34	.50	.29	.86	7	.34	.50	.29	.86
TOTAL OPER EXP	8.30	6.79	3.78	9.32	7	8.55	6.79	3.92	9.74
FIXED EXPENSES	1.22	1.22	.93	1.49	7	1.22	1.22	.93	1.49
TOTAL OPER+FIXED	9.53	8.07	5.04	10.45	7	9.78	8.07	5.18	10.86
LEASING EXP	1.78	.38	.15	1.76	4				
TOTAL PAYROLL	2.41	1.01	.84	3.07	7				
TOTAL CONTRACT	3.29	1.02	.89	3.87	7				

AVG SQFT OFC TEN	39440	7	AVG OFFICE OCCUPANCY	95.3	7
AVG SQFT RET TEN	6425	2	AVG RETAIL OCCUPANCY	81.4	2
AVG SQFT OFC WORK	182	7	AVG RATE YR-END RENT	14.43	4
			RENTABLE GROSS SQFT	.83	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	7	ADMIN TOTAL	.50	7
PAYROLL	.66	5	PAYROLL	.18	5
CONTRACT	.56	7	MGMT FEES	.37	3
SUP MAT MISC	.06	6	LEGAL FEES	.03	1
TRASH REMOVAL	.04	5	AUDIT FEES	.02	1
			GEN OFC EXP	.04	4
REPR MAINT TOTAL	1.96	7	OTHER ADM EXP	.04	7
PAYROLL	.66	7			
ELEVATOR	.14	7	FIXED EXP TOTAL	1.22	7
HVAC	.35	7	REAL ESTATE TAX	.90	7
ELECTRICAL	.07	7	BUILDING INS	.08	7
STRUCT ROOF	.08	5	PERS PROP TAX	.00	3
PLUMBING	.06	7	OTHER TAXES	.00	6
FIRE LIFE SFTY	.03	4			
OTHER MAINT SUP	.33	7	LEASING EXPENSES	.38	4
			ADV PROMOTION	.01	1
UTILITIES TOTAL	2.13	7	COMM. FEES	.21	3
ELECTRIC	1.65	7	TENANT ALTS	.26	4
GAS	.45	6	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.32	1	TOTAL PAYROLL	1.01	7
PURCH CH WTR			CLEANING	.56	5
COAL			REPAIR MAINT	.66	7
WATER/SEWER	.07	7	RDS GROUNDS	.17	5
			SECURITY	.30	5
RDS/GNDS. SEC TOT	.70	6	ADMINISTRATIVE	.18	5
RDS. GNDS TOTAL	.22	6			
RDS. GNDS PAYRL	.17	5	TOTAL CONTRACTS	1.02	7
RDS. GNDS CONTR	.07	4	CLEANING	.56	7
RDS. GNDS OTHER	.11	5	REPAIR MAINT	.54	7
SECURITY TOTAL	.46	6	RDS GROUNDS	.07	4
SEC PAYROLL	.30	5	SECURITY	.02	6
SEC CONTRACTS	.02	6	ADMINISTRATIVE	.37	3
SEC OTHER	.07	5			

U.S. PRIVATE SECTOR
ORANGE COUNTY
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	61 BLDS 4,430,340 SQ.FT.					4,279,102 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					61	15.55	15.26	10.82	18.85
RETAIL AREA	16.74	16.82	10.55	23.80	12				
OTHER AREA	22.11	10.07	3.86	35.04	11				
TOTAL RENT	15.74	15.31	10.82	19.16	61				
MISCELLANEOUS	.23	.14	.05	.31	25				
TOTAL INCOME	15.86	15.45	11.13	19.20	61				
EXPENSE									
CLEANING	.63	.63	.55	.73	61	.62	.64	.54	.75
REPAIR-MAINT	1.08	1.01	.56	1.31	61	1.08	1.02	.59	1.46
UTILITIES	1.61	1.64	1.32	1.96	61	1.61	1.63	1.19	2.01
RDS GNDS SEC	.71	.55	.20	.84	51	.71	.55	.20	.84
ADMINISTRATIVE	.65	.62	.45	.84	61	.65	.62	.45	.84
TOTAL OPER EXP	4.50	4.16	3.75	5.56	61	4.54	4.39	3.73	5.56
FIXED EXPENSES	1.35	1.24	.93	1.55	57	1.35	1.24	.93	1.55
TOTAL OPER+FIXED	5.76	5.54	4.96	6.57	61	5.98	5.69	5.21	6.58
LEASING EXP	1.61	.15	.08	.65	48				
TOTAL PAYROLL	.68	.69	.51	.86	31				
TOTAL CONTRACT	1.41	1.18	.97	1.45	44				

AVG SQFT OFC TEN	6221	56	AVG OFFICE OCCUPANCY	93.0	57
AVG SQFT RET TEN	4334	11	AVG RETAIL OCCUPANCY	79.2	12
AVG SQFT OFC WORK	240	42	AVG RATE YR-END RENT	21.19	61
			RENTABLE GROSS SQFT	.85	23

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.83	24	ADMIN TOTAL	.61	24
PAYROLL			PAYROLL	.40	1
CONTRACT	.57	24	MGMT FEES	.51	24
SUP MAT MISC	.06	16	LEGAL FEES	.01	10
TRASH REMOVAL	.05	19	AUDIT FEES	.02	5
			GEN OFC EXP	.03	9
REPR MAINT TOTAL	1.04	24	OTHER ADM EXP	.04	19
PAYROLL	.30	6			
ELEVATOR	.13	19	FIXED EXP TOTAL	1.20	21
HVAC	.18	24	REAL ESTATE TAX	1.03	19
ELECTRICAL	.03	15	BUILDING INS	.17	21
STRUCT ROOF	.01	9	PERS PROP TAX	1.19	2
PLUMBING	.02	15	OTHER TAXES	1.85	4
FIRE LIFE SFTY	.10	10			
OTHER MAINT SUP	.28	20	LEASING EXPENSES	.08	10
			ADV PROMOTION	.07	9
UTILITIES TOTAL	1.64	24	COMM. FEES	.27	5
ELECTRIC	1.49	24	TENANT ALTS	.36	5
GAS	.12	17	BUY-OUTS	.59	1
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.72	6
PURCH CH WTR			CLEANING		
COAL	.02	1	REPAIR MAINT	.30	6
WATER SEWER	.04	20	RDS GROUNDS	.09	5
			SECURITY	.31	6
RDS GNDS SEC TOT	.44	16	ADMINISTRATIVE		
RDS GNDS TOTAL	.20	15			
RDS GNDS PAYRL	.10	7	TOTAL CONTRACTS	1.19	13
RDS GNDS CONTR	.16	7	CLEANING	.58	13
RDS GNDS OTHER	.09	9	REPAIR MAINT	.13	8
SECURITY TOTAL	.31	13	RDS GROUNDS	.16	4
SEC PAYROLL	.30	10	SECURITY	.36	3
SEC CONTRACTS	.31	3	ADMINISTRATIVE	.52	8
SEC OTHER	.05	5			

U.S. PRIVATE SECTOR
ORANGE COUNTY
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 205,535 SQ.FT.					205,535 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	11.34	10.96	9.24	13.91
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.37	10.96	9.24	13.98	5				
MISCELLANEOUS	.22	.25			3				
TOTAL INCOME	11.51	10.96	9.46	14.10	5				
EXPENSE									
CLEANING	.59	.64	.43	.73	5	.59	.64	.43	.73
REPAIR-MAINT	.89	.46	.30	1.60	5	.89	.46	.30	1.60
UTILITIES	1.76	1.96	1.19	2.23	5	1.76	1.96	1.19	2.23
RDS GNDS SEC	.19	.17			3	.19	.17		
ADMINISTRATIVE	.60	.47	.42	.83	5	.60	.47	.42	.83
TOTAL OPER EXP	3.95	3.73	2.76	5.17	5	3.95	3.73	2.76	5.17
FIXED EXPENSES	1.06	.92	.85	1.35	4	1.06	.92	.85	1.35
TOTAL OPER+FIXED	4.80	5.48	3.22	6.03	5	5.22	5.48	3.22	6.03
LEASING EXP	3.76	4.19			2				
TOTAL PAYROLL									
TOTAL CONTRACT	1.16	1.16			2				

AVG SQFT OFC TEN	3719	5	AVG OFFICE OCCUPANCY	94.1	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	139	4	AVG RATE YR-END RENT	18.40	5
			RENTABLE GROSS SQFT	.87	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	4	ADMIN TOTAL	.45	4
PAYROLL			PAYROLL		
CONTRACT	.58	4	MGMT FEES	.44	4
SUP MAT MISC	.07	3	LEGAL FEES	.01	1
TRASH REMOVAL	.06	4	AUDIT FEES		
REPR MAINT TOTAL	.72	4	GEN OFC EXP	.01	1
PAYROLL			OTHER ADM EXP	.11	3
ELEVATOR	.03	3	FIXED EXP TOTAL	.92	3
HVAC	.24	4	REAL ESTATE TAX	.68	3
ELECTRICAL	.08	2	BUILDING INS	.25	3
STRUCT ROOF	.00	1	PERS PROP TAX		
PLUMBING	.02	2	OTHER TAXES		
FIRE LIFE SFTY	.00	1	LEASING EXPENSES	7.93	1
OTHER MAINT SUP	.45	4	ADV PROMOTION		
UTILITIES TOTAL	2.02	4	COMM FEES	1.44	1
ELECTRIC	1.71	4	TENANT ALTS	6.49	1
GAS	.26	4	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER	.04	3	SECURITY		
RDS. GNDS. SEC TOT	.21	2	ADMINISTRATIVE		
RDS. GNDS TOTAL	.20	2	TOTAL CONTRACTS	1.16	2
RDS GNDS PAYRL			CLEANING	.54	2
RDS GNDS CONTR	.16	2	REPAIR MAINT	.03	1
RDS. GNDS OTHER	.08	1	RDS GROUNDS	.16	2
SECURITY TOTAL	.02	1	SECURITY	.40	1
SEC PAYROLL	.02	1	ADMINISTRATIVE	.47	1
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
ORANGE COUNTY
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 281,174 SQ.FT.					281,891 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	14.42	13.43	11.78	18.22
RETAIL AREA	21.26	20.31			2				
OTHER AREA									
TOTAL RENT	16.37	16.79	12.95	20.59	4				
MISCELLANEOUS	.17	.16			2				
TOTAL INCOME	16.44	16.91	13.08	20.63	4				
EXPENSE									
CLEANING	.60	.54	.44	.73	4	.65	.63	.50	.77
REPAIR-MAINT	1.18	1.17	.77	1.52	4	1.26	1.39	.83	1.67
UTILITIES	1.87	1.72	1.23	2.36	4	1.92	1.72	1.30	2.36
RDS GNDS SEC	.54	.49	.15	.91	4	.54	.49	.15	.91
ADMINISTRATIVE	.55	.62	.45	.69	4	.55	.62	.45	.69
TOTAL OPER EXP	4.74	4.12	3.82	5.41	4	5.01	4.74	3.96	5.69
FIXED EXPENSES	1.37	1.36			3	1.37	1.36		
TOTAL OPER+FIXED	5.70	5.57	5.20	6.10	4	5.69	6.13	5.34	6.58
LEASING EXP	.11	.11			3				
TOTAL PAYROLL	.60	.59			3				
TOTAL CONTRACT	1.25	1.21			3				

AVG SQFT OFC TEN	4720	4	AVG OFFICE OCCUPANCY	95.5	4
AVG SQFT RET TEN	6428	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	412	1	AVG RATE YR-END RENT	22.65	4
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS. GNDS. SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS. GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

ORANGE COUNTY, CA
ORLANDO, FL

U.S. PRIVATE SECTOR
ORANGE COUNTY
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 1,587,610 SQ.FT.					1,521,621 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	18.16	18.60	15.52	20.45
RETAIL AREA	21.92	20.18			3				
OTHER AREA	7.08	6.87	3.86	10.07	4				
TOTAL RENT	18.05	18.45	15.42	20.45	8				
MISCELLANEOUS	.17	.14	.06	.37	6				
TOTAL INCOME	18.18	18.62	15.42	20.56	8				
EXPENSE									
CLEANING	.67	.70	.60	.74	8	.69	.70	.63	.77
REPAIR-MAINT	1.20	1.21	.89	1.40	8	1.25	1.26	.91	1.46
UTILITIES	1.67	1.73	1.34	2.11	8	1.74	1.77	1.38	2.15
RDS GNDS SEC	.45	.44	.18	.59	8	.45	.44	.18	.59
ADMINISTRATIVE	.69	.66	.58	.85	8	.69	.66	.58	.85
TOTAL OPER EXP	4.60	4.32	4.08	5.33	8	4.79	4.41	4.25	5.46
FIXED EXPENSES	1.29	1.20	1.00	1.32	8	1.29	1.20	1.00	1.32
TOTAL OPER+FIXED	5.89	5.67	5.31	6.70	8	6.08	5.77	5.49	6.70
LEASING EXP	.46	.08	.07	1.07	5				
TOTAL PAYROLL	.70	.67			3				
TOTAL CONTRACT	1.60	-1.20	1.16	2.25	5				

AVG SQFT OFC TEN	9731	7	AVG OFFICE OCCUPANCY	94.6	8
AVG SQFT RET TEN	3603	2	AVG RETAIL OCCUPANCY	85.1	3
AVG SQFT OFC WORK	229	6	AVG RATE YR-END RENT	23.53	8
			RENTABLE GROSS SQFT	.81	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	7	ADMIN TOTAL	.62	7
PAYROLL			PAYROLL	.40	1
CONTRACT	.58	7	MGMT FEES	.54	7
SUP MAT MISC	.06	7	LEGAL FEES	.02	4
TRASH REMOVAL	.03	6	AUDIT FEES	.02	3
			GEN OFC EXP	.04	3
REPR MAINT TOTAL	1.26	7	OTHER ADM EXP	.07	7
PAYROLL	.25	3			
ELEVATOR	.13	7	FIXED EXP TOTAL	1.17	7
HVAC	.19	7	REAL ESTATE TAX	1.04	7
ELECTRICAL	.02	4	BUILDING INS	.16	7
STRUCT ROOF	.08	2	PERS PROP TAX		
PLUMBING	.02	4	OTHER TAXES		
FIRE LIFE SFTY	.10	4			
OTHER MAINT SUP	.60	7	LEASING EXPENSES	.08	4
			ADV PROMOTION	.08	4
UTILITIES TOTAL	1.66	7	COMM FEES	.02	2
ELECTRIC	1.49	7	TENANT ALTS	.69	1
GAS	.12	5	BUY-OUTS	.59	1
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.67	3
PURCH CH WTR			CLEANING		
COAL	.02	1	REPAIR MAINT	.25	3
WATER SEWER	.04	6	RDS GROUNDS	.09	2
			SECURITY	.33	3
RDS GNDS SEC TOT	.51	5	ADMINISTRATIVE		
RDS GNDS TOTAL	.18	4			
RDS GNDS PAYRL	.09	2	TOTAL CONTRACTS	1.49	4
RDS GNDS CONTR	.05	1	CLEANING	.66	4
RDS GNDS OTHER	.09	3	REPAIR MAINT	.17	4
SECURITY TOTAL	.33	5	RDS GROUNDS	.16	2
SEC PAYROLL	.31	2	SECURITY	.34	2
SEC CONTRACTS	.31	3	ADMINISTRATIVE	.49	4
SEC OTHER	.04	2			

U.S. PRIVATE SECTOR
ORLANDO
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 260,483 SQ.FT.					260,483 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					11	10.65	11.74	10.07	12.53
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.00	11.74	10.66	12.53	11				
MISCELLANEOUS	.34	.10	.08	.33	10				
TOTAL INCOME	11.27	11.98	10.69	13.38	11				
EXPENSE									
CLEANING	.64	.79	.53	.92	11	.64	.79	.53	.92
REPAIR-MAINT	.66	.69	.51	.90	11	.66	.69	.51	.90
UTILITIES	1.76	1.75	1.61	1.93	11	1.76	1.75	1.61	1.93
RDS GNDS SEC	.34	.32	.30	.57	11	.34	.32	.30	.57
ADMINISTRATIVE	.77	.89	.79	1.00	11	.77	.89	.79	1.00
TOTAL OPER EXP	4.17	4.20	3.78	5.44	11	4.17	4.20	3.78	5.44
FIXED EXPENSES	.99	1.05	1.00	1.12	11	.99	1.05	1.00	1.12
TOTAL OPER+FIXED	5.15	5.09	4.86	6.57	11	5.15	5.09	4.86	6.57
LEASING EXP	.32	.15	.12	.61	11				
TOTAL PAYROLL	.16	.16	.13	.35	6				
TOTAL CONTRACT	1.67	1.80	1.63	2.02	7				

AVG SQFT OFC TEN	2053	11	AVG OFFICE OCCUPANCY	87.5	11
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	209	5	AVG RATE YR-END RENT	12.66	11
			RENTABLE GROSS SQFT	.83	11

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.56	6	ADMIN TOTAL	.76	6
PAYROLL	.29	1	PAYROLL	.25	4
CONTRACT	.43	6	MGMT FEES	.42	6
SUP MAT MISC	.09	6	LEGAL FEES	.61	5
TRASH REMOVAL	.10	6	AUDIT FEES	.19	1
			GEN OFC EXP	.05	6
REPR MAINT TOTAL	.97	6	OTHER ADM EXP	.05	5
PAYROLL	.28	1			
ELEVATOR	.12	2	FIXED EXP TOTAL	1.16	6
HVAC	.26	6	REAL ESTATE TAX	1.07	6
ELECTRICAL	.04	5	BUILDING INS	.09	6
STRUCT ROOF	.17	6	PERS PROP TAX		
PLUMBING	.04	5	OTHER TAXES	1.70	1
FIRE LIFE SFTY	.02	1			
OTHER MAINT SUP	.31	6	LEASING EXPENSES	.60	6
			ADV PROMOTION	.15	6
UTILITIES TOTAL	1.76	6	COMM FEES	.35	6
ELECTRIC	1.70	6	TENANT ALTS	.07	4
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	1.25	1
PURCH CH WTR			CLEANING	.29	1
COAL			REPAIR MAINT	.28	1
WATER SEWER	.09	6	RDS GROUNDS	.17	1
			SECURITY	.52	1
RDS GNDS SEC TOT	.32	6	ADMINISTRATIVE		
RDS GNDS TOTAL	.31	6			
RDS GNDS PAYRL	.17	1	TOTAL CONTRACTS	1.54	2
RDS GNDS CONTR	.19	6	CLEANING	.67	2
RDS GNDS OTHER	.23	2	REPAIR MAINT	.37	2
SECURITY TOTAL	.29	2	RDS GROUNDS	.17	2
SEC PAYROLL	.52	1	SECURITY	.03	2
SEC CONTRACTS	.03	2	ADMINISTRATIVE	.30	2
SEC OTHER	.01	1			

U.S. PRIVATE SECTOR
ORLANDO
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	92,387 SQ.FT.				92,387 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	12.31	11.83	11.65	12.99
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.31	11.83	11.65	12.99	5				
MISCELLANEOUS	.50	.08	.04	.93	5				
TOTAL INCOME	12.81	12.25	11.71	13.72	5				
EXPENSE									
CLEANING	.69	.90	.50	.94	5	.69	.90	.50	.94
REPAIR-MAINT	.67	.71	.56	.90	5	.67	.71	.56	.90
UTILITIES	2.08	1.90	1.61	2.43	5	2.08	1.90	1.61	2.43
RDS GNDS SEC	.43	.35	.32	.83	5	.43	.35	.32	.83
ADMINISTRATIVE	.92	.94	.86	1.06	5	.92	.94	.86	1.06
TOTAL OPER EXP	4.79	5.16	4.06	5.76	5	4.79	5.16	4.06	5.76
FIXED EXPENSES	1.05	1.05	1.02	1.12	5	1.05	1.05	1.02	1.12
TOTAL OPER+FIXED	5.84	6.30	5.08	6.84	5	5.84	6.30	5.08	6.84
LEASING EXP	.23	.17	.11	.61	5				
TOTAL PAYROLL	.20	.18	.15	.35	5				
TOTAL CONTRACT	1.63	1.81	1.40	2.08	5				

AVG SQFT OFC TEN	1476	5	AVG OFFICE OCCUPANCY	87.9	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	12.80	5
			RENTABLE GROSS SQFT	.73	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
PEORIA
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	392,784 SQ.FT.				283,210 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.72	.79			3	.80	.91		
REPAIR-MAINT	1.01	1.12			3	1.15	1.44		
UTILITIES	1.73	1.58			3	1.98	1.82		
RDS GNDS SEC	.12	.16			3	.12	.16		
ADMINISTRATIVE	.33	.33			3	.33	.33		
TOTAL OPER EXP	3.90	3.98			3	4.54	4.84		
FIXED EXPENSES	.98	1.04			3	.98	1.04		
TOTAL OPER+FIXED	4.88	5.02			3	5.52	5.88		
LEASING EXP	.27	.25			3				
TOTAL PAYROLL	.66	.78			3				
TOTAL CONTRACT	.99	1.04			3				

AVG SQFT OFC TEN	2482	3	AVG OFFICE OCCUPANCY	93.2	3
AVG SQFT RET TEN	10631	3	AVG RETAIL OCCUPANCY	78.6	3
AVG SQFT OFC WORK	327	3	AVG RATE YR-END RENT	39.18	3
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.79	3
PAYROLL	.23	3
CONTRACT	.49	3
SUP MAT MISC	.03	3
TRASH REMOVAL	.04	3
REPR MAINT TOTAL	1.12	3
PAYROLL	.39	3
ELEVATOR	.23	3
HVAC	.13	3
ELECTRICAL	.02	3
STRUCT ROOF	.05	3
PLUMBING	.07	3
FIRE LIFE SFTY	.08	3
OTHER MAINT SUP	.15	3
UTILITIES TOTAL	1.58	3
ELECTRIC	.86	3
GAS	.75	3
FUEL OIL	.08	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.14	3
RDS GNDS SEC TOT	.16	3
RDS GNDS TOTAL	.00	2
RDS GNDS PAYRL		
RDS GNDS CONTR	.00	2
RDS GNDS OTHER		
SECURITY TOTAL	.31	1
SEC PAYROLL		
SEC CONTRACTS	.30	1
SEC OTHER	.01	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.33	1
PAYROLL	.32	1
MGMT FEES		
LEGAL FEES	.00	1
AUDIT FEES		
GEN OFC EXP	.00	1
OTHER ADM EXP	.00	1
FIXED EXP TOTAL	1.04	3
REAL ESTATE TAX	.54	3
BUILDING INS	.15	2
PERS PROP TAX		
OTHER TAXES	.84	1
LEASING EXPENSES	.25	3
ADV PROMOTION		
COMM FEES	.09	2
TENANT ALTS	.21	3
BUY-OUTS		
TOTAL PAYROLL	.78	3
CLEANING	.23	3
REPAIR MAINT	.39	3
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	1
TOTAL CONTRACTS	1.04	3
CLEANING	.52	3
REPAIR MAINT	.34	3
RDS GROUNDS	.00	2
SECURITY	.17	3
ADMINISTRATIVE	.00	1

U.S. PRIVATE SECTOR
PHILADELPHIA
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS 8,371,649 SQ FT.					7,957,194 SQ FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					17	14.08	13.18	10.95	17.20
RETAIL AREA	10.45	10.99	4.84	29.17	13				
OTHER AREA	34.70	21.76	10.57	149.01	5				
TOTAL RENT	14.34	12.84	11.80	17.20	17				
MISCELLANEOUS	.24	.10	.03	.42	14				
TOTAL INCOME	14.55	13.84	11.81	17.24	17				
EXPENSE									
CLEANING	1.33	1.32	.93	1.40	20	1.40	1.34	.98	1.76
REPAIR MAINT	1.48	1.15	.72	1.58	20	1.55	1.22	.74	1.58
UTILITIES	2.46	2.54	1.92	2.80	20	2.56	2.56	1.93	2.93
RDS GNDS SEC	.36	.26	.14	.57	17	.36	.26	.14	.57
ADMINISTRATIVE	.40	.45	.32	.62	20	.40	.45	.32	.62
TOTAL OPER EXP	6.00	5.86	4.39	6.87	20	6.26	6.04	4.80	6.92
FIXED EXPENSES	1.73	1.65	.61	1.88	20	1.73	1.65	.61	1.88
TOTAL OPER+FIXED	7.73	6.79	5.71	8.72	20	7.99	7.40	5.76	8.76
LEASING EXP	.84	.33	.14	.91	13				
TOTAL PAYROLL	1.64	.77	.36	2.93	16				
TOTAL CONTRACT	1.42	1.55	.76	2.04	17				

AVG SQFT OFC TEN	21923	15	AVG OFFICE OCCUPANCY	92.5	20
AVG SQFT RET TEN	2273	10	AVG RETAIL OCCUPANCY	88.3	15
AVG SQFT OFC WORK	247	18	AVG RATE YR-END RENT	18.71	18
			RENTABLE GROSS SQFT	.85	14

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.27	12	ADMIN TOTAL	.40	12
PAYROLL	.12	5	PAYROLL	.18	11
CONTRACT	1.08	12	MGMT FEES	.25	8
SUP MAT MISC	.06	12	LEGAL FEES	.05	7
TRASH REMOVAL	.05	9	AUDIT FEES	.03	3
			GEN OFC EXP	.05	12
REPR MAINT TOTAL	1.12	12	OTHER ADM EXP	.02	10
PAYROLL	.40	11			
ELEVATOR	.17	12	FIXED EXP TOTAL	1.62	12
HVAC	.13	12	REAL ESTATE TAX	1.31	12
ELECTRICAL	.04	11	BUILDING INS	.19	11
STRUCT ROOF	.15	1	PERS PROP TAX	.00	1
PLUMBING	.02	9	OTHER TAXES	.14	7
FIRE LIFE SFTY	.03	9			
OTHER MAINT SUP	.21	11	LEASING EXPENSES	.32	10
			ADV PROMOTION	.01	7
UTILITIES TOTAL	2.55	12	COMM FEES	.20	8
ELECTRIC	2.14	12	TENANT ALTS	.24	9
GAS	.03	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.27	10	TOTAL PAYROLL	.59	8
PURCH CH WTR			CLEANING	.71	3
COAL			REPAIR MAINT	.41	8
WATER SEWER	.05	12	RDS GROUNDS	.01	1
			SECURITY	.32	3
RDS GNDS SEC TOT	.35	11	ADMINISTRATIVE	.20	8
RDS GNDS TOTAL	.01	8			
RDS GNDS PAYRL	.01	1	TOTAL CONTRACTS	1.90	9
RDS GNDS CONTR	.01	6	CLEANING	1.10	9
RDS GNDS OTHER	.01	3	REPAIR MAINT	.38	9
SECURITY TOTAL	.38	10	RDS GROUNDS	.01	5
SEC PAYROLL	.44	4	SECURITY	.18	7
SEC CONTRACTS	.20	8	ADMINISTRATIVE	.21	6
SEC OTHER	.05	1			

U.S. PRIVATE SECTOR
PHILADELPHIA
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 1,544,159 SQ.FT.					1,465,185 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	12.38	11.80	8.18	15.98
RETAIL AREA	24.40	30.17	18.83	56.05	5				
OTHER AREA	28.49	28.49			1				
TOTAL RENT	12.86	12.23	8.16	17.16	7				
MISCELLANEOUS	.46	.26	.01	.90	5				
TOTAL INCOME	13.20	12.23	8.42	17.17	7				
EXPENSE									
CLEANING	1.24	1.30	.90	1.40	8	1.30	1.32	.91	1.76
REPAIR MAINT	.99	1.00	.73	1.18	8	1.04	1.19	.74	1.26
UTILITIES	2.00	2.15	1.62	2.43	9	2.08	2.16	1.89	2.43
RDS GNDS SEC	.32	.31	.13	.64	5	.32	.31	.13	.64
ADMINISTRATIVE	.58	.62	.45	.69	8	.58	.62	.45	.69
TOTAL OPER EXP	5.00	5.17	4.27	5.86	8	5.23	5.63	4.65	6.23
FIXED EXPENSES	.78	.61	.54	1.14	8	.78	.61	.54	1.14
TOTAL OPER+FIXED	5.78	5.81	5.37	6.47	8	6.01	6.16	5.37	7.40
LEASING EXP	1.47	.11	.01	2.88	5				
TOTAL PAYROLL	.65	.69	.41	.82	4				
TOTAL CONTRACT	2.01	2.04	1.26	2.48	5				

AVG SQFT OFC TEN	5833	4	AVG OFFICE OCCUPANCY	89.0	8
AVG SQFT RET TEN	1106	3	AVG RETAIL OCCUPANCY	100.0	6
AVG SQFT OFC WORK	219	7	AVG RATE YR-END RENT	17.17	8
			RENTABLE GROSS SQFT	.83	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.22	5	ADMIN TOTAL	.59	5
PAYROLL	.10	2	PAYROLL	.18	4
CONTRACT	1.16	5	MGMT FEES	.30	4
SUP MAT MISC	.08	5	LEGAL FEES	.05	4
TRASH REMOVAL	.05	2	AUDIT FEES	.04	2
			GEN OFC EXP	.05	5
REPR MAINT TOTAL	.86	5	OTHER ADM EXP	.04	4
PAYROLL	.34	4			
ELEVATOR	.15	5	FIXED EXP TOTAL	.56	5
HVAC	.21	5	REAL ESTATE TAX	.26	5
ELECTRICAL	.03	4	BUILDING INS	.24	5
STRUCT ROOF			PERS PROP TAX	.00	1
PLUMBING	.03	3	OTHER TAXES	.01	3
FIRE LIFE SFTY	.02	3			
OTHER MAINT SUP	.26	5	LEASING EXPENSES	.82	4
			ADV PROMOTION	.15	2
UTILITIES TOTAL	1.90	5	COMM FEES	.21	3
ELECTRIC	1.41	5	TENANT ALTS	1.04	3
GAS	.05	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.27	3	TOTAL PAYROLL	.59	1
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.40	1
WATER SEWER	.05	5	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.42	4	ADMINISTRATIVE	.20	1
RDS GNDS TOTAL	.02	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.17	2
RDS GNDS CONTR	.02	1	CLEANING	1.32	2
RDS GNDS OTHER	.02	2	REPAIR MAINT	.37	2
SECURITY TOTAL	.52	3	RDS GROUNDS		
SEC PAYROLL	.75	1	SECURITY	.75	1
SEC CONTRACTS	.40	2	ADMINISTRATIVE	.21	1
SEC OTHER					

U.S. PRIVATE SECTOR
PHILADELPHIA
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,343,811 SQ FT					1,292,375 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.86	.97			3	.88	.98		
REPAIR-MAINT	1.81	1.60			3	1.87	1.60		
UTILITIES	2.81	2.88			3	2.83	2.91		
RDS GNDS SEC	.28	.26			3	.28	.26		
ADMINISTRATIVE	.36	.33			3	.36	.33		
TOTAL OPER EXP	6.11	7.05			3	6.25	7.07		
FIXED EXPENSES	2.12	1.85			3	2.12	1.85		
TOTAL OPER+FIXED	8.23	8.90			3	8.37	8.92		
LEASING EXP	.16	.16			1				
TOTAL PAYROLL	1.42	1.44			3				
TOTAL CONTRACT	1.32	1.27			3				

AVG SQFT OFC TEN	18882	2	AVG OFFICE OCCUPANCY	89.8	3
AVG SQFT RET TEN	2500	2	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	238	3	AVG RATE YR-END RENT	19.75	3
			RENTABLE GROSS SQFT	83	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS					
FUEL OIL			BUY-OUTS		
PURCH STEAM					
PURCH CH WTR			TOTAL PAYROLL		
COAL			CLEANING		
WATER SEWER			REPAIR MAINT		
			RDS GROUNDS		
RDS GNDS SEC TOT			SECURITY		
RDS GNDS TOTAL			ADMINISTRATIVE		
RDS GNDS PAYRL					
RDS GNDS CONTR			TOTAL CONTRACTS		
RDS GNDS OTHER			CLEANING		
SECURITY TOTAL			REPAIR MAINT		
SEC PAYROLL			RDS GROUNDS		
SEC CONTRACTS			SECURITY		
SEC OTHER			ADMINISTRATIVE		

U.S. PRIVATE SECTOR
PHILADELPHIA
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 3,644,988 SQ FT					3,384,118 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	13.10	12.64	11.52	14.87
RETAIL AREA	6.95	5.52	2.50	17.25	4				
OTHER AREA	13.26	13.07			3				
TOTAL RENT	12.95	12.57	11.57	14.53	4				
MISCELLANEOUS	.30	.13	.06	.58	4				
TOTAL INCOME	13.25	13.14	11.66	15.08	4				
EXPENSE									
CLEANING	1.29	1.37	.93	1.63	5	1.39	1.39	.99	1.91
REPAIR-MAINT	1.44	1.22	.47	2.65	5	1.55	1.24	.49	3.20
UTILITIES	2.56	2.73	2.04	3.10	5	2.73	2.75	2.11	3.63
RDS GNDS SEC	.30	.19	.15	.50	5	.30	.19	.15	.50
ADMINISTRATIVE	.31	.33	.18	.46	5	.31	.33	.18	.46
TOTAL OPER EXP	5.90	5.92	3.85	8.21	5	6.33	6.05	4.00	9.69
FIXED EXPENSES	1.76	1.69	1.65	1.92	5	1.78	1.89	1.65	1.92
TOTAL OPER+FIXED	7.67	7.91	5.52	9.95	5	8.10	8.04	5.67	11.42
LEASING EXP	.57	.50	.29	.91	5				
TOTAL PAYROLL	1.46	.77	.33	2.93	5				
TOTAL CONTRACT	1.28	1.51	.76	1.74	5				

AVG SQFT OFC TEN	26889	3	AVG OFFICE OCCUPANCY	91.1	5
AVG SQFT RET TEN	3095	3	AVG RETAIL OCCUPANCY	74.3	4
AVG SQFT OFC WORK	231	4	AVG RATE YR-END RENT	20.10	5
			RENTABLE GROSS SQFT	.89	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.39	3	ADMIN TOTAL	.33	3
PAYROLL	.96	2	PAYROLL	.23	3
CONTRACT	.86	3	MGMT FEES	.25	1
SUP MAT MISC	.03	3	LEGAL FEES	.00	1
TRASH REMOVAL	.05	3	AUDIT FEES	.00	1
			GEN OFC EXP	.05	3
REPR MAINT TOTAL	1.56	3	OTHER ADM EXP	.02	2
PAYROLL	.90	3			
ELEVATOR	.23	3	FIXED EXP TOTAL	1.67	3
HVAC	.09	3	REAL ESTATE TAX	1.57	3
ELECTRICAL	.05	3	BUILDING INS	.08	2
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.01	2	OTHER TAXES	.47	1
FIRE LIFE SFTY	.07	2			
OTHER MAINT SUP	.24	3	LEASING EXPENSES	.52	3
			ADV PROMOTION	.01	2
UTILITIES TOTAL	2.73	3	COMM FEES	.16	2
ELECTRIC	2.43	3	TENANT ALTS	.25	3
GAS					
FUEL OIL			BUY-OUTS		
PURCH STEAM	.25	3			
PURCH CH WTR			TOTAL PAYROLL	2.89	3
COAL			CLEANING	.96	2
WATER SEWER	.05	3	REPAIR MAINT	.90	3
			RDS GROUNDS		
RDS GNDS SEC TOT	.38	3	SECURITY	.33	2
RDS GNDS TOTAL	.01	2	ADMINISTRATIVE	.23	3
RDS GNDS PAYRL					
RDS GNDS CONTR	.01	2	TOTAL CONTRACTS	1.55	3
RDS GNDS OTHER			CLEANING	.86	3
SECURITY TOTAL	.39	3	REPAIR MAINT	.27	3
SEC PAYROLL	.33	2	RDS GROUNDS	.01	2
SEC CONTRACTS	.22	2	SECURITY	.22	2
SEC OTHER	.05	1	ADMINISTRATIVE	.13	2

U.S. PRIVATE SECTOR
PHILADELPHIA
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 1,328,162 SQ.FT.					1,291,224 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	11.83	11.25	10.09	12.55
RETAIL AREA	.19	.19			1				
OTHER AREA									
TOTAL RENT	11.71	11.26	10.09	12.55	11				
MISCELLANEOUS	.51	.13	.02	.76	9				
TOTAL INCOME	12.21	11.78	10.10	12.80	11				
EXPENSE									
CLEANING	.90	.72	.33	.91	11	.91	.72	.33	.96
REPAIR-MAINT	.74	.36	.19	.74	11	.75	.36	.19	.75
UTILITIES	2.29	2.02	1.00	2.59	11	2.34	2.02	1.00	2.59
RDS GNDS SEC	.41	.32	.25	.44	11	.41	.32	.25	.44
ADMINISTRATIVE	.64	.57	.45	.73	11	.64	.57	.45	.73
TOTAL OPER EXP	4.97	3.92	2.63	5.37	11	5.09	3.92	2.63	5.42
FIXED EXPENSES	1.12	1.08	.95	1.23	11	1.12	1.08	.95	1.23
TOTAL OPER+FIXED	6.08	5.79	3.81	6.36	11	6.20	5.79	3.81	6.36
LEASING EXP	.25	.16	.14	.29	7				
TOTAL PAYROLL	.50	.23	.18	.51	10				
TOTAL CONTRACT	1.51	1.29	1.02	1.59	11				

AVG SQFT OFC TEN	4361	11	AVG OFFICE OCCUPANCY	87.8	11
AVG SQFT RET TEN	2081	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	230	4	AVG RATE YR-END RENT	12.67	11
			RENTABLE GROSS SQFT	.92	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	5	ADMIN TOTAL	.81	5
PAYROLL	.01	1	PAYROLL	.29	1
CONTRACT	.60	5	MGMT FEES	.63	5
SUP MAT MISC	.04	4	LEGAL FEES	.04	1
TRASH REMOVAL	.12	4	AUDIT FEES		
			GEN OFC EXP	.24	1
REPR MAINT TOTAL	.49	5	OTHER ADM EXP	.02	4
PAYROLL	.43	4			
ELEVATOR	.08	4	FIXED EXP TOTAL	1.27	5
HVAC	.12	5	REAL ESTATE TAX	.96	5
ELECTRICAL	.10	4	BUILDING INS	.20	5
STRUCT ROOF	.00	1	PERS PROP TAX		
PLUMBING	.08	5	OTHER TAXES		
FIRE LIFE SFTY	.00	1			
OTHER MAINT SUP	.11	5	LEASING EXPENSES	.81	1
			ADV PROMOTION	.04	1
UTILITIES TOTAL	2.02	5	COMM FEES	.26	1
ELECTRIC	1.76	5	TENANT ALTS	.52	1
GAS	.14	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.59	4
PURCH CH WTR			CLEANING	.01	1
COAL			REPAIR MAINT	.43	4
WATER SEWER	.17	5	RDS GROUNDS		
			SECURITY	.03	1
RDS. GNDS. SEC TOT	.32	5	ADMINISTRATIVE	.29	1
RDS. GNDS TOTAL	.18	5			
RDS. GNDS PAYRL			TOTAL CONTRACTS	1.49	5
RDS. GNDS CONTR	.11	5	CLEANING	.60	5
RDS. GNDS OTHER	.08	2	REPAIR MAINT	.25	5
SECURITY TOTAL	.16	4	RDS GROUNDS	.18	5
SEC PAYROLL	.03	1	SECURITY	.14	4
SEC CONTRACTS	.28	1	ADMINISTRATIVE	.67	5
SEC OTHER	.00	4			

U.S. PRIVATE SECTOR
PHOENIX
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS 3,297,573 SQ.FT.					3,143,320 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					14	11.52	9.15	7.65	13.78
RETAIL AREA	5.19	1.15			7				
OTHER AREA	19.57	60.02			2				
TOTAL RENT	11.40	9.15	7.65	13.57	14				
MISCELLANEOUS	.32	.23	.09	.50	10				
TOTAL INCOME	11.59	9.46	7.66	13.57	14				
EXPENSE									
CLEANING	.67	.68	.61	.73	16	.70	.68	.64	.79
REPAIR-MAINT	.97	1.00	.77	1.15	16	1.01	1.00	.77	1.18
UTILITIES	1.59	1.46	1.33	1.80	16	1.63	1.54	1.34	1.80
RDS GNDS SEC	.33	.27	.19	.33	16	.33	.27	.19	.33
ADMINISTRATIVE	.54	.57	.41	.63	16	.54	.57	.41	.63
TOTAL OPER EXP	4.10	4.12	3.67	4.32	16	4.25	4.17	3.72	4.32
FIXED EXPENSES	1.98	1.47	1.25	1.70	16	1.98	1.47	1.25	1.70
TOTAL OPER+FIXED	6.08	5.51	5.04	5.94	16	6.23	5.54	5.04	5.97
LEASING EXP	.26	.23	.09	.45	9				
TOTAL PAYROLL	.85	.61	.68	.92	11				
TOTAL CONTRACT	1.40	.91	.89	1.77	11				

AVG SQFT OFC TEN	7782	16	AVG OFFICE OCCUPANCY	84.9	16
AVG SQFT RET TEN	7241	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	217	13	AVG RATE YR-END RENT	16.49	15
			RENTABLE GROSS SQFT	.82	12

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	13	ADMIN TOTAL	.54	13
PAYROLL	.96	2	PAYROLL	.29	6
CONTRACT	.55	13	MGMT FEES	.23	13
SUP MAT MISC	.07	12	LEGAL FEES	.08	9
TRASH REMOVAL	.02	13	AUDIT FEES	.02	5
			GEN OFC EXP	.05	6
REPR MAINT TOTAL	.93	13	OTHER ADM EXP	.03	4
PAYROLL	.48	13			
ELEVATOR	.23	13	FIXED EXP TOTAL	1.45	13
HVAC	.10	13	REAL ESTATE TAX	.88	13
ELECTRICAL	.01	13	BUILDING INS	.04	13
STRUCT ROOF	.07	10	PERS PROP TAX	.01	8
PLUMBING	.01	13	OTHER TAXES	.33	3
FIRE LIFE SFTY	.01	4			
OTHER MAINT SUP	.05	13	LEASING EXPENSES	.36	6
			ADV PROMOTION	.02	5
UTILITIES TOTAL	1.60	12	COMM FEES	.03	6
ELECTRIC	1.50	12	TENANT ALTS	.24	5
GAS	.06	6	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.76	7
PURCH CH WTR			CLEANING	.00	1
COAL			REPAIR MAINT	.48	7
WATER SEWER	.05	12	RDS GROUNDS	.04	1
			SECURITY	.20	2
RDS GNDS SEC TOT	.29	13	ADMINISTRATIVE	.23	5
RDS GNDS TOTAL	.09	10			
RDS GNDS PAYRL	.04	6	TOTAL CONTRACTS	1.52	7
RDS GNDS CONTR	.05	10	CLEANING	.59	7
RDS GNDS OTHER	.03	7	REPAIR MAINT	.32	5
SECURITY TOTAL	.25	13	RDS GROUNDS	.08	5
SEC PAYROLL	.37	3	SECURITY	.20	7
SEC CONTRACTS	.17	13	ADMINISTRATIVE	.32	4
SEC OTHER	.04	1			

U.S. PRIVATE SECTOR
PHOENIX
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 817,405 SQ.FT.					817,405 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	8.32	7.92		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.32	7.92			3				
MISCELLANEOUS	.10	.09			2				
TOTAL INCOME	8.39	7.92			3				
EXPENSE									
CLEANING	.72	.69	.65	.82	4	.72	.69	.65	.82
REPAIR-MAINT	.92	.95	.75	1.17	4	.92	.95	.75	1.17
UTILITIES	1.62	1.68	1.44	1.80	4	1.62	1.68	1.44	1.80
RDS GNDS SEC	.24	.25	.18	.29	4	.24	.25	.18	.29
ADMINISTRATIVE	.49	.49	.36	.64	4	.49	.49	.36	.64
TOTAL OPER EXP	3.98	4.07	3.61	4.50	4	3.98	4.07	3.61	4.50
FIXED EXPENSES	1.29	1.32	1.04	1.47	4	1.29	1.32	1.04	1.47
TOTAL OPER+FIXED	5.27	5.41	4.93	5.70	4	5.27	5.41	4.93	5.70
LEASING EXP	.60	.16			3				
TOTAL PAYROLL	.66	.76	.54	.86	4				
TOTAL CONTRACT	1.22	1.22	.80	1.64	4				

AVG SQFT OFC TEN	5095	4	AVG OFFICE OCCUPANCY	78.4	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	324	3	AVG RATE YR-END RENT	13.00	3
			RENTABLE GROSS SQFT	.85	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	4	ADMIN TOTAL	.49	4
PAYROLL	1.92	1	PAYROLL	.35	3
CONTRACT	.56	4	MGMT FEES	.22	3
SUP MAT MISC	.07	4	LEGAL FEES	.08	2
TRASH REMOVAL	.02	4	AUDIT FEES	.04	3
			GEN OFC EXP	.04	4
REPR MAINT TOTAL	.99	4	OTHER ADM EXP	.10	2
PAYROLL	.51	4			
ELEVATOR	.24	4	FIXED EXP TOTAL	1.04	4
HVAC	.14	4	REAL ESTATE TAX	.85	4
ELECTRICAL	.04	4	BUILDING INS	.14	4
STRUCT ROOF	.08	2	PERS PROP TAX	.00	2
PLUMBING	.01	4	OTHER TAXES	.33	1
FIRE LIFE SFTY	.00	2			
OTHER MAINT SUP	.04	4	LEASING EXPENSES	1.20	3
			ADV PROMOTION	.03	2
UTILITIES TOTAL	1.80	4	COMM FEES	.02	3
ELECTRIC	1.70	4	TENANT ALTS	.60	3
GAS	.10	4	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.72	3
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.48	3
WATER SEWER	.05	4	RDS GROUNDS		
			SECURITY	.01	1
RDS GNDS SEC TOT	.29	4	ADMINISTRATIVE	.25	2
RDS GNDS TOTAL	.07	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.52	3
RDS GNDS CONTR	.07	2	CLEANING	.59	3
RDS GNDS OTHER			REPAIR MAINT	.35	2
SECURITY TOTAL	.25	4	RDS GROUNDS	.07	2
SEC PAYROLL	.19	2	SECURITY	.20	3
SEC CONTRACTS	.16	4	ADMINISTRATIVE	.27	2
SEC OTHER					

U.S. PRIVATE SECTOR
PHOENIX
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 1,488,098 SQ.FT.					1,479,068 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	10.70	10.78	9.01	12.57
RETAIL AREA	.01	.01			1				
OTHER AREA	109.20	109.20			1				
TOTAL RENT	10.90	10.78	8.95	13.06	4				
MISCELLANEOUS	.31	.26			3				
TOTAL INCOME	11.14	11.14	9.28	13.19	4				
EXPENSE									
CLEANING	.65	.66	.60	.69	4	.65	.67	.61	.70
REPAIR-MAINT	.99	1.00	.83	1.15	4	1.00	1.00	.83	1.18
UTILITIES	1.51	1.43	1.32	1.72	4	1.52	1.44	1.33	1.73
RDS GNDS SEC	.28	.23	.18	.39	4	.28	.23	.18	.39
ADMINISTRATIVE	.61	.63	.57	.65	4	.61	.63	.57	.65
TOTAL OPER EXP	4.04	4.14	3.86	4.24	4	4.07	4.19	3.89	4.26
FIXED EXPENSES	1.57	1.62	1.45	1.70	4	1.57	1.62	1.45	1.70
TOTAL OPER+FIXED	5.61	5.66	5.31	5.94	4	5.64	5.71	5.34	5.97
LEASING EXP	.25	.25	.13	.36	4				
TOTAL PAYROLL	.87	.86	.77	.97	4				
TOTAL CONTRACT	.85	.89	.80	.90	4				

AVG SQFT OFC TEN	8485	4	AVG OFFICE OCCUPANCY	84.6	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	201	2	AVG RATE YR-END RENT	19.85	4
			RENTABLE GROSS SQFT	85	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
PHOENIX
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	43 BLDS	677,336 SQ.FT.				677,336 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					43	11.29	11.21	10.23	13.36
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.30	11.29	10.23	13.36	43				
MISCELLANEOUS	.09	.09	.06	.15	35				
TOTAL INCOME	11.36	11.32	10.31	13.48	43				
EXPENSE									
CLEANING	.58	.62	.53	.70	43	.58	.62	.53	.70
REPAIR-MAINT	.80	.84	.41	1.24	43	.80	.84	.41	1.24
UTILITIES	1.70	1.94	1.55	2.23	43	1.70	1.94	1.55	2.23
RDS GNDS SEC	.42	.45	.29	.51	43	.42	.45	.29	.51
ADMINISTRATIVE	.55	.55	.52	.67	42	.55	.55	.52	.67
TOTAL OPER EXP	4.04	4.28	3.66	4.91	43	4.04	4.28	3.66	4.91
FIXED EXPENSES	1.11	1.08	.99	1.21	43	1.11	1.08	.99	1.21
TOTAL OPER+FIXED	5.15	5.35	4.85	5.98	43	5.15	5.35	4.85	5.98
LEASING EXP	.25	.21	.16	.27	9				
TOTAL PAYROLL	.17	.17			3				
TOTAL CONTRACT	1.28	1.21	1.05	1.37	39				

AVG SQFT OFC TEN	3208	43	AVG OFFICE OCCUPANCY	84.3	43
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	229	8	AVG RATE YR-END RENT	15.15	43
			RENTABLE GROSS SQFT	.88	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.28	4
PAYROLL		
CONTRACT	.48	3
SUP MAT MISC	.02	3
TRASH REMOVAL	.03	4
REPR MAINT TOTAL	.96	4
PAYROLL	.13	3
ELEVATOR	.08	3
HVAC	.08	3
ELECTRICAL	.20	4
STRUCT ROOF	.20	3
PLUMBING	.03	4
FIRE LIFE SFTY	.04	3
OTHER MAINT SUP	.48	4
UTILITIES TOTAL	1.72	4
ELECTRIC	1.68	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL	.04	1
WATER SEWER	.04	3
RDS GNDS SEC TOT	.25	4
RDS GNDS TOTAL	.26	3
RDS GNDS PAYRL		
RDS GNDS CONTR	.21	3
RDS GNDS OTHER	.04	3
SECURITY TOTAL	.12	4
SEC PAYROLL		
SEC CONTRACTS	.12	4
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.64	4
PAYROLL	.04	3
MGMT FEES	.56	4
LEGAL FEES	.10	3
AUDIT FEES		
GEN OFC EXP	.01	3
OTHER ADM EXP		
FIXED EXP TOTAL	1.21	4
REAL ESTATE TAX	1.11	4
BUILDING INS	.10	4
PERS PROP TAX	.00	3
OTHER TAXES	.00	3
LEASING EXPENSES	.21	4
ADV PROMOTION	.00	3
COMM FEES	.21	4
TENANT ALTS	.01	3
BUY-OUTS		
TOTAL PAYROLL	.17	3
CLEANING		
REPAIR MAINT	.13	3
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.04	3
TOTAL CONTRACTS	1.91	4
CLEANING	.70	4
REPAIR MAINT	.16	4
RDS GROUNDS	.32	4
SECURITY	.11	4
ADMINISTRATIVE	.61	4

U.S. PRIVATE SECTOR
PHOENIX
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	108,350 SQ.FT.				108,350 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	12.83	13.27	10.92	15.60
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.92	13.35	11.00	15.64	4				
MISCELLANEOUS									
TOTAL INCOME	12.92	13.35	11.00	15.64	4				
EXPENSE									
CLEANING	.52	.65	.32	.75	4	.52	.65	.32	.75
REPAIR MAINT	.48	.41	.26	.81	4	.48	.41	.26	.81
UTILITIES	1.95	2.02	1.72	2.18	4	1.95	2.02	1.72	2.18
RDS GNDS SEC	.39	.31	.16	.52	4	.39	.31	.16	.52
ADMINISTRATIVE	.55	.57			3	.55	.57		
TOTAL OPER EXP	3.80	3.82	3.58	4.01	4	3.80	3.82	3.58	4.01
FIXED EXPENSES	1.16	1.18	1.10	1.24	4	1.16	1.18	1.10	1.24
TOTAL OPER+FIXED	4.96	5.04	4.67	5.25	4	4.96	5.04	4.67	5.25
LEASING EXP	.18	.19			3				
TOTAL PAYROLL									
TOTAL CONTRACT	1.46	1.23	1.18	1.85	4				

AVG SQFT OFC TEN	1775	4	AVG OFFICE OCCUPANCY	88.5	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	200	4	AVG RATE YR-END RENT	15.75	4
			RENTABLE GROSS SQFT	.90	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
PITTSBURGH
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	33 BLDS 13,998,718 SQ.FT.					13,195,875 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					24	18.94	14.56	12.56	18.83
RETAIL AREA	10.22	11.86	8.39	18.34	16				
OTHER AREA	17.93	22.86	8.68	48.46	4				
TOTAL RENT	17.79	14.05	12.15	17.38	28				
MISCELLANEOUS	.27	.10	.03	.32	18				
TOTAL INCOME	17.94	14.38	12.55	17.41	28				
EXPENSE									
CLEANING	1.33	1.25	.83	1.80	33	1.40	1.34	.90	1.68
REPAIR-MAINT	1.42	1.22	.92	1.62	33	1.48	1.26	.94	1.69
UTILITIES	1.81	1.89	1.44	2.18	33	1.86	1.98	1.50	2.31
RDS GNDS SEC	.56	.51	.34	.73	32	.56	.51	.34	.73
ADMINISTRATIVE	.52	.60	.40	.77	33	.52	.60	.40	.77
TOTAL OPER EXP	5.64	5.54	4.48	6.47	33	5.88	5.91	4.86	7.20
FIXED EXPENSES	2.78	1.85	1.50	2.54	31	2.78	1.85	1.50	2.54
TOTAL OPER+FIXED	8.38	7.63	6.89	8.57	33	8.66	7.82	7.18	8.97
LEASING EXP	.47	.28	.13	1.05	15				
TOTAL PAYROLL	1.39	2.18	.49	3.28	18				
TOTAL CONTRACT	2.05	1.34	.85	2.51	20				

AVG SQFT OFC TEN	17013	30	AVG OFFICE OCCUPANCY	87.1	31
AVG SQFT RET TEN	2393	19	AVG RETAIL OCCUPANCY	88.6	22
AVG SQFT OFC WORK	235	27	AVG RATE YR-END RENT	18.33	30
			RENTABLE GROSS SQFT	.85	13

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.25	21	ADMIN TOTAL	.58	21
PAYROLL	1.18	13	PAYROLL	.19	17
CONTRACT	.73	20	MGMT FEES	.23	18
SUP MAT MISC	.05	20	LEGAL FEES	.01	12
TRASH REMOVAL	.02	21	AUDIT FEES	.02	6
			GEN OFC EXP	.03	17
REPR MAINT TOTAL	1.24	21	OTHER ADM EXP	.03	17
PAYROLL	.57	17			
ELEVATOR	.23	21	FIXED EXP TOTAL	1.79	20
HVAC	.18	20	REAL ESTATE TAX	1.67	20
ELECTRICAL	.09	20	BUILDING INS	.08	19
STRUCT ROOF	.04	4	PERS PROP TAX	.08	3
PLUMBING	.01	17	OTHER TAXES	.09	7
FIRE LIFE SFTY	.04	8			
OTHER MAINT SUP	.28	20	LEASING EXPENSES	.31	11
			ADV PROMOTION	.02	9
UTILITIES TOTAL	1.89	21	COMM FEES	.23	10
ELECTRIC	1.50	21	TENANT ALTS	23	8
GAS	.28	10	BUY-OUTS	.63	1
FUEL OIL	.03	1			
PURCH STEAM	.52	7	TOTAL PAYROLL	1.65	14
PURCH CH WTR			CLEANING	1.25	9
COAL	.04	1	REPAIR MAINT	.74	11
WATER SEWER	.08	21	RDS GROUNDS		
			SECURITY	.48	8
RDS GNDS SEC TOT	.53	20	ADMINISTRATIVE	.21	13
RDS GNDS TOTAL	.05	10			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.34	14
RDS GNDS CONTR	.03	9	CLEANING	.41	14
RDS GNDS OTHER	.48	3	REPAIR MAINT	.82	13
SECURITY TOTAL	.51	20	RDS GROUNDS	.03	9
SEC PAYROLL	.51	9	SECURITY	.27	11
SEC CONTRACTS	.32	15	ADMINISTRATIVE	.27	11
SEC OTHER	.01	8			

U.S. PRIVATE SECTOR
PITTSBURGH
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE APEA			
	3 BLDS 57,615 SQ.FT.					52,635 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	14.51	12.71		
RETAIL AREA	15.20	15.20			1				
OTHER AREA									
TOTAL RENT	14.05	12.08			3				
MISCELLANEOUS	.10	.10			1				
TOTAL INCOME	14.09	12.08			3				
EXPENSE									
CLEANING	.87	.73			3	.98	.74		
REPAIR-MAINT	.73	.99			3	.80	.99		
UTILITIES	2.12	2.01			3	2.19	2.01		
RDS. GNDS. SEC	1.98	1.91			2	1.98	1.91		
ADMINISTRATIVE	1.06	.88			3	1.06	.88		
TOTAL OPER EXP	6.38	6.48			3	6.86	7.10		
FIXED EXPENSES	1.30	1.32			2	1.30	1.32		
TOTAL OPER+FIXED	7.43	8.07			3	8.88	8.73		
LEASING EXP	.13	.13			1				
TOTAL PAYROLL	.12	.12			1				
TOTAL CONTRACT	5.31	5.31			1				

AVG SQFT OFC TEN	2279	3	AVG OFFICE OCCUPANCY	82.3	3
AVG SQFT RET TEN	1500	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	167	3	AVG RATE YR-END RENT	15.67	3
			RENTABLE GROSS SQFT	.84	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.73	3	ADMIN TOTAL	.88	3
PAYROLL	.17	1	PAYROLL	.12	1
CONTRACT	.66	3	MGMT FEES	.70	3
SUP MAT MISC	.09	3	LEGAL FEES	.54	1
TRASH REMOVAL	.04	3	AUDIT FEES	.04	2
			GEN OFC EXP	.01	1
REPR MAINT TOTAL	.99	3	OTHER ADM EXP	.02	2
PAYROLL	.08	1			
ELEVATOR	.17	3	FIXED EXP TOTAL	1.32	2
HVAC	.29	3	REAL ESTATE TAX	1.12	2
ELECTRICAL	.04	3	BUILDING INS	.15	2
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.04	2	OTHER TAXES	.10	1
FIRE LIFE SFTY					
OTHER MAINT SUP	.32	3	LEASING EXPENSES	.13	1
			ADV PROMOTION	.00	1
UTILITIES TOTAL	2.01	3	COMM. FEES		
ELECTRIC	1.80	3	TENANT ALTS	.12	1
GAS	.29	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.12	1
PURCH CH WTR			CLEANING		
COAL	.04	1	REPAIR MAINT		
WATER SEWER	.05	3	RDS GROUNDS		
			SECURITY		
RDS. GNDS. SEC TOT	1.91	2	ADMINISTRATIVE	.12	1
RDS. GNDS. TOTAL	3.06	1			
RDS. GNDS. PAYRL			TOTAL CONTRACTS	5.31	1
RDS. GNDS. CONTR			CLEANING	.66	1
RDS. GNDS. OTHER	3.08	1	REPAIR. MAINT	.27	1
SECURITY TOTAL	.38	2	RDS. GROUNDS	3.08	1
SEC PAYROLL			SECURITY	.57	1
SEC CONTRACTS	.38	2	ADMINISTRATIVE	.73	1
SEC OTHER					

U.S. PRIVATE SECTOR
PITTSBURGH
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 166,604 SQ FT					149,578 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	10.19	12.49		
RETAIL AREA	11.50	15.31			2				
OTHER AREA									
TOTAL RENT	9.94	11.58			3				
MISCELLANEOUS	.02	.02			2				
TOTAL INCOME	9.95	11.59			3				
EXPENSE									
CLEANING	.46	.39			3	.51	.39		
REPAIR-MAINT	.17	.06			3	.19	.07		
UTILITIES	.91	.99			3	1.02	1.19		
RDS GNDS SEC	.19	.18			3	.19	.18		
ADMINISTRATIVE	.92	.81			3	.92	.81		
TOTAL OPER EXP	2.66	2.68			3	2.96	3.06		
FIXED EXPENSES	2.42	1.50			3	2.42	1.50		
TOTAL OPER+FIXED	5.08	4.23			3	5.38	4.70		
LEASING EXP	1.05	1.05			1				
TOTAL PAYROLL									
TOTAL CONTRACT	1.86	1.87			2				

AVG SQFT OFC TEN	4077	3	AVG OFFICE OCCUPANCY	90.0	3
AVG SQFT RET TEN	1321	2	AVG RETAIL OCCUPANCY	92.4	2
AVG SQFT OFC WORK	598	3	AVG RATE YR-END RENT	15.67	3
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS					
FUEL OIL			BUY-OUTS		
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
PITTSBURGH
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 1,882,462 SQ FT					1,758,655 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	15.08	14.88	12.77	18.72
RETAIL AREA	10.46	14.46	8.29	19.06	4				
OTHER AREA									
TOTAL RENT	14.66	15.21	13.01	16.92	8				
MISCELLANEOUS	.30	.15	.05	.49	5				
TOTAL INCOME	14.85	15.39	13.40	16.92	8				
EXPENSE									
CLEANING	1.42	1.37	1.12	1.63	9	1.51	1.37	1.15	2.01
REPAIR MAINT	1.57	1.33	1.11	1.88	9	1.67	1.67	1.16	2.02
UTILITIES	1.99	2.11	1.42	2.36	9	2.12	2.26	1.67	2.45
RDS GNDS SEC	.57	.49	.35	.82	9	.57	.49	.35	.82
ADMINISTRATIVE	.59	.60	.38	.71	9	.59	.60	.38	.71
TOTAL OPER EXP	6.13	5.57	5.29	6.86	9	6.54	6.45	5.57	7.42
FIXED EXPENSES	1.65	1.59	1.39	1.69	8	1.65	1.59	1.39	1.69
TOTAL OPER+FIXED	7.59	7.26	6.68	8.35	9	8.21	7.29	6.76	9.63
LEASING EXP	1.35	.75	.19	2.74	6				
TOTAL PAYROLL	2.70	2.73	1.81	3.52	7				
TOTAL CONTRACT	1.01	1.04	.82	1.25	7				

AVG SQFT OFC TEN	9461	8	AVG OFFICE OCCUPANCY	93.3	8
AVG SQFT RET TEN	1837	3	AVG RETAIL OCCUPANCY	95.7	3
AVG SQFT OFC WORK	219	5	AVG RATE YR-END RENT	16.16	8
			RENTABLE GROSS SQFT	.86	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.50	6	ADMIN TOTAL	.55	6
PAYROLL	.96	6	PAYROLL	.15	4
CONTRACT	.05	5	MGMT FEES	.22	6
SUP MAT MISC	.05	6	LEGAL FEES	.03	5
TRASH REMOVAL	.02	6	AUDIT FEES		
			GEN OFC EXP	.03	5
REPR MAINT TOTAL	1.28	6	OTHER ADM EXP	.05	5
PAYROLL	.50	5			
ELEVATOR	.15	6	FIXED EXP TOTAL	1.59	6
HVAC	.32	5	REAL ESTATE TAX	1.20	6
ELECTRICAL	.13	5	BUILDING INS	.13	6
STRUCT ROOF			PERS PROP TAX	.08	1
PLUMBING	.01	4	OTHER TAXES	.08	3
FIRE LIFE SFTY	.04	2			
OTHER MAINT SUP	.37	6	LEASING EXPENSES	1.53	4
			ADV PROMOTION	.02	3
UTILITIES TOTAL	2.02	6	COMM FEES	.25	4
ELECTRIC	1.49	6	TENANT ALTS	1.27	4
GAS	.20	3			
FUEL OIL	.03	1	BUY-OUTS	.63	1
PURCH STEAM	.52	2	TOTAL PAYROLL	2.43	4
PURCH CH WTR			CLEANING	1.38	4
COAL			REPAIR MAINT	.71	4
WATER SEWER	.06	6	RDS GROUNDS		
			SECURITY	.42	4
RDS GNDS SEC TOT	.47	6	ADMINISTRATIVE	.19	3
RDS GNDS TOTAL	.04	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.21	4
RDS GNDS CONTR	.04	2	CLEANING	.04	4
			REPAIR MAINT	.68	4
RDS GNDS OTHER			RDS GROUNDS	.04	2
SECURITY TOTAL	.46	6	SECURITY	.04	3
SEC PAYROLL	.42	4	ADMINISTRATIVE	.32	4
SEC CONTRACTS	.06	5			
SEC OTHER	.01	3			

U.S. PRIVATE SECTOR
PITTSBURGH
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS 5,545,530 SQ.FT.					5,183,589 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	14.55	13.99	11.44	16.29
RETAIL AREA	13.39	11.36	4.74	19.00	6				
OTHER AREA	17.93	22.86	8.68	48.46	4				
TOTAL RENT	14.13	13.97	11.91	16.04	10				
MISCELLANEOUS	.33	.28	.07	.51	9				
TOTAL INCOME	14.42	14.14	12.59	16.09	10				
EXPENSE									
CLEANING	1.50	1.42	1.21	1.76	13	1.58	1.46	1.26	1.81
REPAIR-MAINT	1.43	1.26	1.10	1.74	13	1.51	1.31	1.16	1.79
UTILITIES	1.91	1.98	1.65	2.18	13	1.98	2.05	1.67	2.31
RDS GNDS SEC	.51	.55	.41	.67	13	.51	.55	.41	.67
ADMINISTRATIVE	.63	.69	.49	.78	13	.63	.69	.49	.78
TOTAL OPER EXP	5.98	5.66	5.13	6.37	13	6.29	6.17	5.39	6.70
FIXED EXPENSES	2.02	1.89	1.67	2.30	13	2.02	1.89	1.67	2.30
TOTAL OPER+FIXED	8.00	7.80	7.26	8.79	13	8.31	8.02	7.47	8.98
LEASING EXP	.34	.31	.07	.57	5				
TOTAL PAYROLL	2.55	2.82	.49	4.46	6				
TOTAL CONTRACT	1.30	.84	.47	2.55	6				

AVG SQFT OFC TEN	12301	11	AVG OFFICE OCCUPANCY	85.8	12
AVG SQFT RET TEN	2235	10	AVG RETAIL OCCUPANCY	91.4	12
AVG SQFT OFC WORK	228	12	AVG RATE YR-END RENT	19.14	11
			RENTABLE GROSS SQFT	.92	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.43	7	ADMIN TOTAL	.70	7
PAYROLL	1.50	4	PAYROLL	.32	7
CONTRACT	.16	7	MGMT FEES	.21	5
SUP MAT MISC	.04	6	LEGAL FEES	.01	4
TRASH REMOVAL	.02	7	AUDIT FEES	.01	3
			GEN OFC EXP	.02	7
REPR MAINT TOTAL	1.36	7	OTHER ADM EXP	.05	6
PAYROLL	.74	7			
ELEVATOR	.52	7	FIXED EXP TOTAL	1.89	7
HVAC	.11	7	REAL ESTATE TAX	1.70	7
ELECTRICAL	.09	7	BUILDING INS	.07	7
STRUCT ROOF			PERS PROP TAX	.06	2
PLUMBING	.02	6	OTHER TAXES	.09	1
FIRE LIFE SFTY	.12	1			
OTHER MAINT SUP	.23	6	LEASING EXPENSES	.41	4
			ADV PROMOTION	.01	3
UTILITIES TOTAL	2.03	7	COMM FEES	.31	4
ELECTRIC	1.32	7	TENANT ALTS	.19	2
GAS	.29	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.55	4	TOTAL PAYROLL	2.90	5
PURCH CH WTR			CLEANING	1.50	4
COAL			REPAIR MAINT	.87	5
WATER SEWER	.07	7	RDS GROUNDS		
			SECURITY	.50	4
RDS. GNDS. SEC TOT	.55	7	ADMINISTRATIVE	.50	5
RDS GNDS TOTAL	.03	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	.63	5
RDS GNDS CONTR	.02	3	CLEANING	.10	5
RDS GNDS OTHER	.48	1	REPAIR MAINT	.33	5
SECURITY TOTAL	.50	7	RDS GROUNDS	.02	2
SEC PAYROLL	.50	4	SECURITY	.12	3
SEC CONTRACTS	.29	4	ADMINISTRATIVE	.23	3
SEC OTHER	.01	3			

U.S. PRIVATE SECTOR
PITTSBURGH
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 6,346,505 SQ.FT.					6,051,418 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	23.82	23.81	22.21	25.17
RETAIL AREA	7.00	3.86			3				
OTHER AREA									
TOTAL RENT	23.00	22.93	21.88	23.80	4				
MISCELLANEOUS	00	.00			1				
TOTAL INCOME	23.00	22.93	21.88	23.80	4				
EXPENSE									
CLEANING	1.19	1.11	.83	1.67	5	1.23	1.22	.84	1.69
REPAIR-MAINT	1.41	1.22	1.01	1.82	5	1.43	1.26	1.01	1.85
UTILITIES	1.68	1.65	1.20	1.98	5	1.70	1.65	1.23	2.00
RDS GNDS SEC	.60	.53	.48	.79	5	.66	.53	.48	.79
ADMINISTRATIVE	.39	.34	.27	.47	5	.39	.34	.27	.47
TOTAL OPER EXP	5.27	4.46	4.14	6.59	5	5.41	4.64	4.22	6.73
FIXED EXPENSES	3.77	3.18	2.35	4.80	5	3.77	3.18	2.35	4.80
TOTAL OPER+FIXED	9.04	8.72	7.26	9.86	5	9.17	8.88	7.35	10.02
LEASING EXP	.17	.14			2				
TOTAL PAYROLL	48	.43	.18	1.06	4				
TOTAL CONTRACT	2.70	2.88	2.11	3.02	4				

AVG SQFT OFC TEN	45100	5	AVG OFFICE OCCUPANCY	86.5	5
AVG SQFT RET TEN	3269	3	AVG RETAIL OCCUPANCY	84.1	4
AVG SQFT OFC WORK	242	4	AVG RATE YR-END RENT	23.20	5
			RENTABLE GROSS SQFT	.82	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.11	5	ADMIN TOTAL	.34	5
PAYROLL	29	2	PAYROLL	.19	5
CONTRACT	1.03	5	MGMT FEES	.10	4
SUP MAT MISC	.06	5	LEGAL FEES	.00	2
TRASH REMOVAL	.02	5	AUDIT FEES	.01	1
			GEN OFC EXP	.05	4
REPR MAINT TOTAL	1.22	5	OTHER ADM EXP	.01	4
PAYROLL	.56	4			
ELEVATOR	.26	5	FIXED EXP TOTAL	3.18	5
HVAC	.07	5	REAL ESTATE TAX	3.02	5
ELECTRICAL	.10	5	BUILDING INS	.08	4
STRUCT ROOF	.04	4	PERS PROP TAX		
PLUMBING	.01	5	OTHER TAXES	.12	2
FIRE LIFE SFTY	.03	3			
OTHER MAINT SUP	.17	5	LEASING EXPENSES	.14	2
			ADV PROMOTION	.05	2
UTILITIES TOTAL	1.65	5	COMM FEES	.02	2
ELECTRIC	1.29	5	TENANT ALTS	.16	1
GAS	.30	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.52	1	TOTAL PAYROLL	.43	4
PURCH CH WTR			CLEANING	.55	1
COAL			REPAIR MAINT	.55	2
WATER SEWER	.08	5	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.53	5	ADMINISTRATIVE	.21	4
RDS GNDS TOTAL	.09	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.88	4
RDS GNDS CONTR	.04	4	CLEANING	1.11	4
RDS GNDS OTHER	.10	1	REPAIR MAINT	1.10	3
SECURITY TOTAL	.53	5	RDS GROUNDS	.04	4
SEC PAYROLL	.76	1	SECURITY	.53	4
SEC CONTRACTS	.46	4	ADMINISTRATIVE	.03	3
SEC OTHER	04	2			

U.S. PRIVATE SECTOR
PITTSBURGH
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	942,968 SQ.FT.				932,047 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					13	12.03	11.73	10.61	13.03
RETAIL AREA	31.68	31.68			1				
OTHER AREA									
TOTAL RENT	11.93	11.73	10.61	13.03	13				
MISCELLANEOUS	.08	.03	.02	.11	7				
TOTAL INCOME	11.98	11.74	10.63	13.08	13				
EXPENSE									
CLEANING	.68	.67	.55	.89	13	.69	.71	.55	.89
REPAIR-MAINT	.83	.70	.62	.99	13	.84	.73	.63	.99
UTILITIES	1.70	1.71	1.47	2.12	13	1.70	1.71	1.47	2.12
RDS GNDS SEC	.45	.40	.20	.85	13	.45	.40	.20	.85
ADMINISTRATIVE	.45	.40	.34	.55	13	.45	.40	.34	.55
TOTAL OPER EXP	4.10	3.77	3.64	5.27	13	4.13	3.79	3.64	6.00
FIXED EXPENSES	1.46	1.44	1.14	1.98	13	1.46	1.44	1.14	1.98
TOTAL OPER+FIXED	5.57	5.44	4.80	7.35	13	5.59	5.45	4.80	7.35
LEASING EXP	.13	.15	.04	.22	12				
TOTAL PAYROLL	.42	.37	.25	.49	11				
TOTAL CONTRACT	1.45	1.46	1.07	2.25	11				

AVG SQFT OFC TEN	2780	12	AVG OFFICE OCCUPANCY	87.5	12
AVG SQFT RET TEN	10160	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	249	10	AVG RATE YR-END RENT	15.94	13
			RENTABLE GROSS SQFT	.91	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	10
PAYROLL	.78	1
CONTRACT	.54	9
SUP MAT MISC	.06	10
TRASH REMOVAL	.02	10
REPR MAINT TOTAL	.68	10
PAYROLL	.24	10
ELEVATOR	.10	10
HVAC	.14	10
ELECTRICAL	.06	10
STRUCT ROOF	.00	1
PLUMBING	.01	10
FIRE LIFE SFTY	.01	4
OTHER MAINT SUP	.14	10
UTILITIES TOTAL	1.69	10
ELECTRIC	1.45	10
GAS	.23	8
FUEL OIL	.34	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.06	10
RDS. GNDS SEC TOT	.32	10
RDS. GNDS TOTAL	.17	10
RDS. GNDS PAYRL		
RDS. GNDS CONTR	.11	9
RDS. GNDS OTHER	.08	5
SECURITY TOTAL	.20	10
SEC PAYROLL	.17	1
SEC CONTRACTS	.19	9
SEC OTHER	.02	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.45	10
PAYROLL	.09	6
MGMT FEES	.35	10
LEGAL FEES	.08	7
AUDIT FEES	.06	3
GEN OFC EXP	.03	9
OTHER ADM EXP	.01	9
FIXED EXP TOTAL	1.48	10
REAL ESTATE TAX	1.36	10
BUILDING INS	.15	6
PERS PROP TAX		
OTHER TAXES	.09	2
LEASING EXPENSES	.15	10
ADV PROMOTION	.08	9
COMM FEES	.03	3
TENANT ALTS	.12	6
BUY OUTS		
TOTAL PAYROLL	.26	9
CLEANING	.78	1
REPAIR MAINT	.25	9
RDS GROUNDS		
SECURITY	.17	1
ADMINISTRATIVE	.08	5
TOTAL CONTRACTS	1.46	9
CLEANING	.52	8
REPAIR MAINT	.37	7
RDS. GROUNDS	.11	8
SECURITY	.31	8
ADMINISTRATIVE	.32	9

U.S. PRIVATE SECTOR
PITTSBURGH
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	577,791 SQ.FT.				566,870 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	13.05	12.90	11.24	14.52
RETAIL AREA	31.68	31.68			1				
OTHER AREA									
TOTAL RENT	12.84	13.00	11.24	14.52	7				
MISCELLANEOUS	.11	.08	.02	.18	5				
TOTAL INCOME	12.92	13.03	11.49	14.63	7				
EXPENSE									
CLEANING	.70	.67	.59	.76	7	.72	.71	.60	.76
REPAIR-MAINT	.63	.64	.58	.70	7	.65	.64	.58	.73
UTILITIES	1.60	1.50	1.46	1.90	7	1.60	1.50	1.46	1.90
RDS GNDS SEC	.38	.29	.20	.62	7	.38	.29	.20	.62
ADMINISTRATIVE	.50	.51	.34	.71	7	.50	.51	.34	.71
TOTAL OPER EXP	3.82	3.66	3.54	4.43	7	3.86	3.66	3.54	4.43
FIXED EXPENSES	1.76	1.66	1.44	2.36	7	1.76	1.66	1.44	2.36
TOTAL OPER+FIXED	5.58	5.44	4.80	6.39	7	5.62	5.45	4.80	6.39
LEASING EXP	.11	.11	.01	.22	6				
TOTAL PAYROLL	.43	.25	.19	.66	5				
TOTAL CONTRACT	1.34	1.24	.86	2.15	5				

AVG SQFT OFC TEN	6627	6	AVG OFFICE OCCUPANCY	89.6	6
AVG SQFT RET TEN	10160	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	254	6	AVG RATE YR-END RENT	16.90	7
			RENTABLE GROSS SQFT	.91	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	6
PAYROLL	.78	1
CONTRACT	.54	5
SUP MAT MISC	.05	6
TRASH REMOVAL	.03	6
REPR MAINT TOTAL	.64	6
PAYROLL	.19	6
ELEVATOR	.10	6
HVAC	.11	6
ELECTRICAL	.05	6
STRUCT ROOF	.00	1
PLUMBING	.01	6
FIRE LIFE SFTY	.01	4
OTHER MAINT SUP	.14	6
UTILITIES TOTAL	1.60	6
ELECTRIC	1.37	6
GAS	.18	4
FUEL OIL	.34	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.08	6
RDS GNDS SEC TOT	.25	6
RDS GNDS TOTAL	.15	6
RDS GNDS PAYRL		
RDS GNDS CONTR	.09	5
RDS GNDS OTHER	.08	5
SECURITY TOTAL	.14	6
SEC PAYROLL	.17	1
SEC CONTRACTS	.07	5
SEC OTHER	.02	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.53	6
PAYROLL	.07	2
MGMT FEES	.38	6
LEGAL FEES	.09	3
AUDIT FEES	.06	3
GEN OFC EXP	.03	5
OTHER ADM EXP	.01	5
FIXED EXP TOTAL	1.59	6
REAL ESTATE TAX	1.39	6
BUILDING INS	.15	6
PERS PROP TAX		
OTHER TAXES	.09	2
LEASING EXPENSES	.11	6
ADV PROMOTION	.02	5
COMM FEES	.03	3
TENANT ALTS	.15	2
BUY-OUTS		
TOTAL PAYROLL	.25	5
CLEANING	.78	1
REPAIR MAINT	.23	5
RDS GROUNDS		
SECURITY	.17	1
ADMINISTRATIVE	.02	1
TOTAL CONTRACTS	1.24	5
CLEANING	.52	4
REPAIR MAINT	.24	3
RDS GROUNDS	.09	4
SECURITY	.25	4
ADMINISTRATIVE	.55	5

U.S. PRIVATE SECTOR
PLAINFIELD
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	404,408 SQ.FT.				404,408 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	14.58	13.09		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14.58	13.09			3				
MISCELLANEOUS	1.00	.18			3				
TOTAL INCOME	15.58	17.10			3				
EXPENSE									
CLEANING	.66	.60			3	.66	.60		
REPAIR-MAINT	.60	.63			3	.60	.63		
UTILITIES	1.88	1.83			3	1.88	1.83		
RDS GNDS SEC	.36	.42			3	.36	.42		
ADMINISTRATIVE	.46	.44			3	.46	.44		
TOTAL OPER EXP	3.96	4.07			3	3.96	4.07		
FIXED EXPENSES	1.70	1.74			3	1.70	1.74		
TOTAL OPER+FIXED	5.65	5.87			3	5.65	5.87		
LEASING EXP	.21	.09			3				
TOTAL PAYROLL	.22	.23			3				
TOTAL CONTRACT	1.07	1.10			3				

AVG SQFT OFC TEN	10283	3	AVG OFFICE OCCUPANCY	88.5	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	17.33	3
			RENTABLE GROSS SQFT	.98	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
PORTLAND
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	37 BLDS	5,872,287 SQ.FT.				5,054,538 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					34	12.82	9.37	8.81	13.42
RETAIL AREA	8.52	8.87	5.65	12.54	29				
OTHER AREA	2.82	5.09	1.57	7.30	19				
TOTAL RENT	11.20	8.94	6.71	13.09	36				
MISCELLANEOUS	.12	.13	.04	.23	27				
TOTAL INCOME	11.29	9.34	6.71	13.16	36				
EXPENSE									
CLEANING	.95	.72	.55	1.06	37	1.07	.89	.72	1.14
REPAIR-MAINT	.82	.72	.54	.88	37	.92	.81	.67	.98
UTILITIES	1.56	1.60	1.15	1.99	37	1.68	1.76	1.34	2.20
RDS GNDS SEC	.26	.12	.03	.22	34	.26	.12	.03	.22
ADMINISTRATIVE	.52	.55	.31	.77	37	.52	.55	.31	.77
TOTAL OPER EXP	4.10	3.86	3.31	4.69	37	4.52	4.47	3.72	5.57
FIXED EXPENSES	1.75	1.30	.75	1.83	37	1.75	1.30	.75	1.83
TOTAL OPER+FIXED	5.85	5.35	4.86	6.11	37	6.27	5.65	5.24	7.02
LEASING EXP	.90	.66	.27	1.82	34				
TOTAL PAYROLL	.70	.55	.38	.75	31				
TOTAL CONTRACT	1.38	1.15	.89	1.45	35				

AVG SQFT OFC TEN	6068	36	AVG OFFICE OCCUPANCY	85.8	36
AVG SQFT RET TEN	2119	31	AVG RETAIL OCCUPANCY	95.4	31
AVG SQFT OFC WORK	240	26	AVG RATE YR-END RENT	12.29	35
			RENTABLE GROSS SQFT	.82	16

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.89	23
PAYROLL	.12	3
CONTRACT	.83	23
SUP MAT MISC	.04	21
TRASH REMOVAL	.04	22
REPR MAINT TOTAL	.71	19
PAYROLL	.32	14
ELEVATOR	.17	19
HVAC	.08	19
ELECTRICAL	.04	17
STRUCT ROOF	.03	13
PLUMBING	.01	17
FIRE LIFE SFTY	.02	12
OTHER MAINT SUP	.14	19
UTILITIES TOTAL	1.97	23
ELECTRIC	1.23	23
GAS	.11	12
FUEL OIL	.00	2
PURCH STEAM	.52	10
PURCH CH WTR	.06	1
COAL		
WATER SEWER	.07	22
RDS GNDS SEC TOT	.04	22
RDS GNDS TOTAL	.03	12
RDS GNDS PAYRL	.02	4
RDS GNDS CONTR	.02	12
RDS GNDS OTHER	.01	5
SECURITY TOTAL	.04	21
SEC PAYROLL	.06	5
SEC CONTRACTS	.05	19
SEC OTHER	.01	9

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.56	22
PAYROLL	.34	15
MGMT FEES	.36	9
LEGAL FEES	.06	10
AUDIT FEES	.02	6
GEN OFC EXP	.04	15
OTHER ADM EXP	.05	20
FIXED EXP TOTAL	1.45	23
REAL ESTATE TAX	1.38	23
BUILDING INS	.12	23
PERS PROP TAX	.00	6
OTHER TAXES		
LEASING EXPENSES	.56	22
ADV PROMOTION	.03	9
COMM FEES	.06	21
TENANT ALTS	.54	19
BUY-OUTS	.48	4
TOTAL PAYROLL	.62	18
CLEANING	.12	3
REPAIR MAINT	.31	18
RDS GROUNDS	.02	4
SECURITY	.42	4
ADMINISTRATIVE	.34	15
TOTAL CONTRACTS	1.28	22
CLEANING	.78	22
REPAIR MAINT	.24	22
RDS GROUNDS	.02	11
SECURITY	.04	21
ADMINISTRATIVE	.28	15

U.S. PRIVATE SECTOR
PORTLAND
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 270,708 SQ.FT.					224,678 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	8.70	8.60	6.20	10.45
RETAIL AREA	7.81	8.37	6.24	9.90	6				
OTHER AREA	4.64	6.34			3				
TOTAL RENT	8.36	8.27	5.99	10.07	8				
MISCELLANEOUS	.27	.22	.09	.41	4				
TOTAL INCOME	8.54	8.39	6.08	10.36	8				
EXPENSE									
CLEANING	.86	.68	.55	1.10	8	1.03	1.02	.69	1.29
REPAIR-MAINT	.89	.68	.50	1.07	8	1.07	.86	.61	1.35
UTILITIES	1.97	1.88	1.63	2.26	8	2.16	2.04	1.79	2.54
RDS GNDS SEC	.05	.03	.01	.12	7	.05	.03	.01	.12
ADMINISTRATIVE	.68	.55	.33	.77	8	.68	.55	.33	.77
TOTAL OPER EXP	4.44	4.31	3.41	4.91	8	5.13	5.03	4.37	5.84
FIXED EXPENSES	1.00	.92	.71	1.23	8	1.00	.92	.71	1.22
TOTAL OPER+FIXED	5.44	5.08	4.21	5.83	8	6.13	5.85	5.30	6.83
LEASING EXP	1.64	.47	.27	2.10	7				
TOTAL PAYROLL	.55	.42	.35	.75	5				
TOTAL CONTRACT	1.11	1.22	.90	1.32	8				

AVG SQFT OFC TEN	2794	7	AVG OFFICE OCCUPANCY	91.4	7
AVG SQFT RET TEN	2353	6	AVG RETAIL OCCUPANCY	93.6	6
AVG SQFT OFC WORK	331	5	AVG RATE YR-END RENT	11.11	7
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.88	6	ADMIN TOTAL	.55	6
PAYROLL			PAYROLL	.44	2
CONTRACT	.77	6	MGMT FEES	.28	4
SUP MAT MISC	.06	6	LEGAL FEES	.11	1
TRASH REMOVAL	.05	6	AUDIT FEES		
			GEN OFC EXP	.04	3
			OTHER ADM EXP	.28	5
REPR MAINT TOTAL	.57	4			
PAYROLL	.34	1	FIXED EXP TOTAL	.92	6
ELEVATOR	.10	4	REAL ESTATE TAX	.83	6
HVAC	.06	4	BUILDING INS	.15	6
ELECTRICAL	.02	3	PERS PROP TAX		
STRUCT ROOF	07	2	OTHER TAXES		
PLUMBING	05	3			
FIRE LIFE SFTY	00	1	LEASING EXPENSES	.47	5
OTHER MAINT SUP	.14	4	ADV PROMOTION	.13	1
			COMM FEES	.05	4
UTILITIES TOTAL	2.11	8	TENANT ALTS	.43	5
ELECTRIC	1.43	6			
GAS	.09	4	BUY OUTS		
FUEL OIL					
PURCH STEAM	.93	4	TOTAL PAYROLL	.73	3
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.32	3
WATER SEWER	.08	6	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.01	5	ADMINISTRATIVE	.44	2
RDS GNDS TOTAL	.01	1			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.28	6
RDS GNDS CONTR	.01	1	CLEANING	.77	6
RDS GNDS OTHER			REPAIR MAINT	.20	6
SECURITY TOTAL	.01	5	RDS GROUNDS	.01	1
SEC PAYROLL			SECURITY	.01	5
SEC CONTRACTS	.02	4	ADMINISTRATIVE	.30	4
SEC OTHER	.01	2			

U.S. PRIVATE SECTOR
PORTLAND
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 587,342 SQ.FT.					473,693 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	6.91	6.58	5.14	7.49
RETAIL AREA	7.92	8.29	5.74	12.87	7				
OTHER AREA	3.58	3.84			3				
TOTAL RENT	7.07	6.98	5.46	8.22	8				
MISCELLANEOUS	.18	.14	.01	.16	7				
TOTAL INCOME	7.22	6.99	5.61	8.30	8				
EXPENSE									
CLEANING	.83	.53	.47	.83	8	1.03	.69	.56	.81
REPAIR-MAINT	.66	.56	.49	.80	8	.81	.77	.69	.92
UTILITIES	1.36	1.43	1.22	1.56	8	1.48	1.50	1.35	1.81
RDS GNDS SEC	.08	.05	.02	.16	7	.08	.05	.02	.16
ADMINISTRATIVE	.47	.32	.23	.56	8	.47	.32	.23	.58
TOTAL OPER EXP	3.39	3.08	2.71	4.37	8	3.99	3.95	3.11	5.04
FIXED EXPENSES	1.18	.99	.73	1.29	8	1.18	.99	.73	1.29
TOTAL OPER+FIXED	4.57	4.72	3.79	5.42	8	5.17	5.22	4.81	5.92
LEASING EXP	2.37	.82	.21	2.55	7				
TOTAL PAYROLL	.89	.46	.34	1.66	6				
TOTAL CONTRACT	.78	.90	.60	1.08	7				

AVG SQFT OFC TEN	1985	8	AVG OFFICE OCCUPANCY	78.7	8
AVG SQFT RET TEN	2910	7	AVG RETAIL OCCUPANCY	93.1	7
AVG SQFT OFC WORK	193	5	AVG RATE YR-END RENT	9.71	7
			RENTABLE GROSS SQFT	.74	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.51	3	ADMIN TOTAL	.33	3
PAYROLL	.12	1	PAYROLL	.34	2
CONTRACT	.44	3	MGMT FEES	.28	1
SUP MAT MISC	.06	3	LEGAL FEES		
TRASH REMOVAL	.02	3	AUDIT FEES		
			GEN OFC EXP	.03	2
REPR MAINT TOTAL	.77	2	OTHER ADM EXP	.08	2
PAYROLL	.20	1			
ELEVATOR	.15	2	FIXED EXP TOTAL	1.32	3
HVAC	.08	2	REAL ESTATE TAX	1.19	3
ELECTRICAL	.04	1	BUILDING INS	.13	3
STRUCT ROOF	01	2	PERS PROP TAX	.00	1
PLUMBING	.04	1	OTHER TAXES		
FIRE LIFE SFTY	.19	2			
OTHER MAINT SUP	.20	2	LEASING EXPENSES	.21	3
			ADV PROMOTION	.02	2
UTILITIES TOTAL	1.28	3	COMM FEES	.01	3
ELECTRIC	.91	3	TENANT ALTS	.17	3
GAS	.13	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.39	2	TOTAL PAYROLL	.64	2
PURCH CH WTR			CLEANING	.12	1
COAL			REPAIR MAINT	.23	2
WATER SEWER	.14	3	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.03	3	ADMINISTRATIVE	.35	2
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS	.82	3
RDS GNDS CONTR			CLEANING	.44	3
RDS GNDS OTHER			REPAIR MAINT	.14	3
SECURITY TOTAL	.03	3	RDS GROUNDS		
SEC PAYROLL	.01	1	SECURITY	.03	3
SEC CONTRACTS	.04	2	ADMINISTRATIVE	.28	1
SEC OTHER					

U.S. PRIVATE SECTOR
PORTLAND
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 1,207,348 SQ.FT.					1,090,989 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	11.93	11.78	6.89	14.44
RETAIL AREA	9.98	12.02	6.39	13.10	4				
OTHER AREA	5.65	3.62			3				
TOTAL RENT	11.88	13.00	8.94	13.90	7				
MISCELLANEOUS	.17	.09	.01	.32	6				
TOTAL INCOME	12.00	13.18	8.98	13.90	7				
EXPENSE									
CLEANING	1.19	.91	.70	1.14	7	1.32	.91	.81	1.52
REPAIR MAINT	.64	.64	.57	.91	7	.70	.68	.64	.91
UTILITIES	1.39	1.47	.94	1.93	7	1.48	1.71	.94	2.15
RDS GNDS SEC	.22	.18	.07	.33	6	.22	.18	.07	.33
ADMINISTRATIVE	.70	.69	.50	.82	7	.70	.69	.50	.82
TOTAL OPER EXP	4.12	3.86	3.55	5.00	7	4.49	3.99	3.79	6.12
FIXED EXPENSES	1.48	1.69	.75	1.84	7	1.48	1.69	.75	1.84
TOTAL OPER+FIXED	5.60	5.43	5.29	6.25	7	5.97	5.67	5.55	7.38
LEASING EXP	.71	.56	.08	1.48	6				
TOTAL PAYROLL	.95	.84	.51	.98	7				
TOTAL CONTRACT	1.24	1.20	1.02	1.45	7				

AVG SQFT OFC TEN	5784	7	AVG OFFICE OCCUPANCY	92.8	7
AVG SQFT RET TEN	1613	5	AVG RETAIL OCCUPANCY	99.1	5
AVG SQFT OFC WORK	230	3	AVG RATE YR-END RENT	12.83	7
			RENTABLE GROSS SQFT	.77	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.14	3
PAYROLL	.10	2
CONTRACT	.90	3
SUP MAT MISC	.07	2
TRASH REMOVAL	.05	3
REPR MAINT TOTAL	2.28	2
PAYROLL	.93	2
ELEVATOR	.61	2
HVAC	.23	2
ELECTRICAL	.06	2
STRUCT ROOF	.12	1
PLUMBING	.01	2
FIRE LIFE SFTY	.03	2
OTHER MAINT SUP	.34	2
UTILITIES TOTAL	2.18	3
ELECTRIC	1.45	3
GAS	.11	3
FUEL OIL		
PURCH STEAM	.49	1
PURCH CH WTR		
COAL		
WATER SEWER	.08	3
RDS GNDS SEC TOT	.26	3
RDS GNDS TOTAL	.08	1
RDS GNDS PAYRL		
RDS GNDS CONTR	.08	1
RDS GNDS OTHER		
SECURITY TOTAL	.28	3
SEC PAYROLL		
SEC CONTRACTS	.26	3
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.82	3
PAYROLL	.37	2
MGMT FEES	.96	2
LEGAL FEES	.03	2
AUDIT FEES	.01	2
GEN OFC EXP	.02	3
OTHER ADM EXP	.16	3
FIXED EXP TOTAL	1.88	3
REAL ESTATE TAX	1.83	3
BUILDING INS	.16	3
PERS PROP TAX	.00	1
OTHER TAXES		
LEASING EXPENSES	.57	3
ADV PROMOTION	.01	3
COMM FEES	.02	3
TENANT ALTS	.54	2
BUY-OUTS		
TOTAL PAYROLL	.96	3
CLEANING	.10	2
REPAIR MAINT	.34	3
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	2
TOTAL CONTRACTS	1.86	3
CLEANING	.90	3
REPAIR MAINT	.14	3
RDS GROUNDS	.04	1
SECURITY	.28	3
ADMINISTRATIVE	1.00	2

U.S. PRIVATE SECTOR
PORTLAND
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 1,383,559 SQ.FT.					1,231,351 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.03	13.21		
RETAIL AREA	8.45	13.02			3				
OTHER AREA	7.14	7.14			1				
TOTAL RENT	10.88	13.21			3				
MISCELLANEOUS	.10	.12			3				
TOTAL INCOME	10.98	13.34			3				
EXPENSE									
CLEANING	.95	.87	.78	1.1	4	1.07	.92	.83	1.37
REPAIR MAINT	.90	.83	.75	1.05	4	1.00	.85	.80	1.26
UTILITIES	1.52	1.08	.98	2.0	4	1.63	1.13	.99	2.38
RDS GNDS SEC	.17	.21	.09	.26	4	.17	.21	.09	.26
ADMINISTRATIVE	.64	.56	.52	.79	4	.64	.56	.52	.79
TOTAL OPER EXP	4.20	3.68	3.44	4.9	4	4.62	3.90	3.60	5.88
FIXED EXPENSES	1.86	1.93	1.63	2.12	4	1.86	1.93	1.63	2.12
TOTAL OPER+FIXED	6.06	5.73	5.37	6.73	4	6.49	5.90	5.53	7.70
LEASING EXP	.66	.34	.02	1.39	4				
TOTAL PAYROLL	.48	.54			3				
TOTAL CONTRACT	1.48	1.63			3				

AVG SQFT OFC TEN	7424	4	AVG OFFICE OCCUPANCY	85.6	4
AVG SQFT RET TEN	2030	3	AVG RETAIL OCCUPANCY	96.7	3
AVG SQFT OFC WORK	222	3	AVG RATE YR-END RENT	14.09	4
			RENTABLE GROSS SQFT	.88	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.89	3
PAYROLL		
CONTRACT	.83	3
SUP MAT MISC	.08	2
TRASH REMOVAL	.01	2
REPR MAINT TOTAL	.88	3
PAYROLL	.30	2
ELEVATOR	.19	3
HVAC	.14	3
ELECTRICAL	.04	3
STRUCT ROOF	.03	1
PLUMBING	.01	3
FIRE LIFE SFTY	.00	2
OTHER MAINT SUP	.25	3
UTILITIES TOTAL	1.02	3
ELECTRIC	.98	3
GAS	.06	1
FUEL OIL		
PURCH STEAM	.34	1
PURCH CH WTR		
COAL		
WATER SEWER	.04	3
RDS GNDS SEC TOT	.16	3
RDS GNDS TOTAL	.03	2
RDS GNDS PAYRL		
RDS GNDS CONTR	.03	2
RDS GNDS OTHER		
SECURITY TOTAL	.19	2
SEC PAYROLL	.06	1
SEC CONTRACTS	.16	2
SEC OTHER	.00	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.79	2
PAYROLL	.10	2
MGMT FEES	.41	2
LEGAL FEES	.14	2
AUDIT FEES	.04	1
GEN OFC EXP	.09	2
OTHER ADM EXP	.02	2
FIXED EXP TOTAL	2.05	3
REAL ESTATE TAX	1.98	3
BUILDING INS	.07	3
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.66	3
ADV PROMOTION	.04	2
COMM FEES	.05	3
TENANT ALTS	1.01	2
BUY-OUTS	.04	1
TOTAL PAYROLL	.43	2
CLEANING		
REPAIR MAINT	.30	2
RDS GROUNDS		
SECURITY	.06	1
ADMINISTRATIVE	.10	2
TOTAL CONTRACTS	1.67	2
CLEANING	.78	2
REPAIR MAINT	.33	2
RDS GROUNDS	.02	1
SECURITY	.17	2
ADMINISTRATIVE	.39	2

U.S. PRIVATE SECTOR
PORTLAND
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	39,257 SQ.FT.					39,257 SQ.FT.		
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	9.80	9.37		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.80	9.37			3				
MISCELLANEOUS	.26	.26			1				
TOTAL INCOME	9.91	9.50			3				
EXPENSE									
CLEANING	.05	.05			3	.05	.05		
REPAIR-MAINT	.61	.65			3	.61	.65		
UTILITIES	1.10	1.08			3	1.10	1.08		
RDS GNDS SEC	.26	.26			2	.26	.26		
ADMINISTRATIVE	.39	.39			3	.39	.39		
TOTAL OPER EXP	2.30	2.30			3	2.30	2.30		
FIXED EXPENSES	1.56	1.46			3	1.56	1.46		
TOTAL OPER+FIXED	3.85	3.76			3	3.85	3.76		
LEASING EXP	.46	.46			3				
TOTAL PAYROLL									
TOTAL CONTRACT	.67	.67			3				

AVG SQFT OFC TEN	1578	3	AVG OFFICE OCCUPANCY	88.4	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	658	2	AVG RATE YR-END RENT	7.50	1
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM/FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
PRINCETON
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	212,120 SQ.FT.					212,120 SQ.FT.		
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	17.25	17.42		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17.25	17.42			3				
MISCELLANEOUS	.14	.12			3				
TOTAL INCOME	17.40	17.66			3				
EXPENSE									
CLEANING	.65	.98			3	.65	.98		
REPAIR MAINT	.33	.38			3	.33	.38		
UTILITIES	2.79	2.57			3	2.79	2.57		
RDS GNDS SEC	.29	.32			3	.29	.32		
ADMINISTRATIVE	.94	.95			3	.94	.95		
TOTAL OPER EXP	5.01	5.30			3	5.01	5.30		
FIXED EXPENSES	2.14	1.82			3	2.14	1.82		
TOTAL OPER+FIXED	7.15	7.12			3	7.15	7.12		
LEASING EXP	.10	.10			3				
TOTAL PAYROLL	.37	.34			3				
TOTAL CONTRACT	1.25	1.65			3				

AVG SQFT OFC TEN	9417	3	AVG OFFICE OCCUPANCY	97.7	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	16.33	3
			RENTABLE GROSS SQFT	.99	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM/FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
PRINCETON
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	212,120 SQ.FT.				212,120 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	17.25	17.42		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17.25	17.42			3				
MISCELLANEOUS	.14	.12			3				
TOTAL INCOME	17.40	17.66			3				
EXPENSE									
CLEANING	.65	.98			3	.65	.98		
REPAIR-MAINT	.33	.38			3	.33	.38		
UTILITIES	2.79	2.57			3	2.79	2.57		
RDS GNDS SEC	.29	.32			3	.29	.32		
ADMINISTRATIVE	.94	.95			3	.94	.95		
TOTAL OPER EXP	5.01	5.30			3	5.01	5.30		
FIXED EXPENSES	2.14	1.82			3	2.14	1.82		
TOTAL OPER+FIXED	7.15	7.12			3	7.15	7.12		
LEASING EXP	.10	.10			3				
TOTAL PAYROLL	.37	.34			3				
TOTAL CONTRACT	1.25	1.65			3				

AVG SQFT OFC TEN	9417	3	AVG OFFICE OCCUPANCY	97.7	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	16.33	3
			RENTABLE GROSS SQFT	.99	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
RALEIGH
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	176,199 SQ.FT.				176,199 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	14.16	13.65		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14.16	13.65			3				
MISCELLANEOUS	.47	.30			2				
TOTAL INCOME	14.48	13.73			3				
EXPENSE									
CLEANING	.67	.62			3	.67	.62		
REPAIR-MAINT	.71	.74			3	.71	.74		
UTILITIES	1.93	1.90			3	1.93	1.90		
RDS. GNDS SEC	.17	.21			3	.17	.21		
ADMINISTRATIVE	.88	.69			3	.88	.69		
TOTAL OPER EXP	4.36	4.45			3	4.36	4.45		
FIXED EXPENSES	.53	.67			3	.53	.67		
TOTAL OPER+FIXED	4.89	4.80			3	4.89	4.80		
LEASING EXP	.47	.47			2				
TOTAL PAYROLL	.62	.68			3				
TOTAL CONTRACT	1.06	.72			3				

AVG SQFT OFC TEN	10892	3	AVG OFFICE OCCUPANCY	86.5	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	244	1	AVG RATE YR-END RENT	13.67	3
			RENTABLE GROSS SQFT	.74	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
RICHMOND
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	793,650 SQ.FT.				740,985 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	16.24	12.64		
RETAIL AREA	14.27	14.27			1				
OTHER AREA	.45	.45			1				
TOTAL RENT	13.49	10.09	8.77	13.31	4				
MISCELLANEOUS	.03	.03			2				
TOTAL INCOME	13.52	10.09	8.77	13.33	4				
EXPENSE									
CLEANING	.82	.72	.53	.92	4	.86	.53	.45	.83
REPAIR-MAINT	1.42	1.11	.65	1.44	4	1.48	1.10	.63	1.52
UTILITIES	1.92	1.76	1.53	2.09	4	1.99	1.54	1.27	1.94
RDS GNDS SEC	.26	.28	.15	.44	4	.26	.28	.15	.44
ADMINISTRATIVE	.20	.40	.21	.48	4	.20	.40	.21	.48
TOTAL OPER EXP	4.61	4.46	3.73	4.91	4	4.81	3.83	3.20	4.81
FIXED EXPENSES	1.25	.80	.81	1.22	4	1.25	.80	.81	1.22
TOTAL OPER+FIXED	5.86	5.23	4.54	5.94	4	6.06	4.63	3.81	6.03
LEASING EXP	.27	.40			3				
TOTAL PAYROLL	1.01	.68			2				
TOTAL CONTRACT	1.24	1.24			1				

AVG SQFT OFC TEN	20894	4	AVG OFFICE OCCUPANCY	98.7	4
AVG SQFT RET TEN	1679	3	AVG RETAIL OCCUPANCY	98.8	3
AVG SQFT OFC WORK	263	4	AVG RATE YR-END RENT	13.00	4
			RENTABLE GROSS SQFT	.84	3

COMPONENT COSTS- TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	4
PAYROLL		
CONTRACT	.70	4
SUP MAT MISC	.05	2
TRASH REMOVAL	.04	3
REPR MAINT TOTAL	1.11	4
PAYROLL	.49	3
ELEVATOR	.12	3
HVAC	.24	4
ELECTRICAL	.05	4
STRUCT ROOF	.12	3
PLUMBING	.01	4
FIRE LIFE SFTY		
OTHER MAINT SUP	.22	4
UTILITIES TOTAL	1.76	4
ELECTRIC	1.53	4
GAS	.29	2
FUEL OIL	.07	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.08	4
RDS GNDS SEC TOT	.28	4
RDS GNDS TOTAL	.20	3
RDS GNDS PAYRL	.05	2
RDS GNDS CONTR	.01	1
RDS GNDS OTHER	.35	2
SECURITY TOTAL	.13	3
SEC PAYROLL	.20	1
SEC CONTRACTS	.03	3
SEC OTHER	.00	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.40	4
PAYROLL	.07	1
MGMT FEES	.45	3
LEGAL FEES		
AUDIT FEES	.01	1
GEN OFC EXP	.01	1
OTHER ADM EXP	.01	2
FIXED EXP TOTAL	.80	4
REAL ESTATE TAX	.89	3
BUILDING INS	.08	4
PERS PROP TAX	.19	1
OTHER TAXES	.00	1
LEASING EXPENSES	.40	3
ADV PROMOTION		
COMM FEES	.28	2
TENANT ALTS	.28	2
BUY-OUTS		
TOTAL PAYROLL	.68	2
CLEANING		
REPAIR MAINT	.55	2
RDS GROUNDS		
SECURITY	.20	1
ADMINISTRATIVE	.07	1
TOTAL CONTRACTS	1.24	1
CLEANING	.87	1
REPAIR MAINT	.34	1
RDS GROUNDS		
SECURITY	.03	1
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
RICHMOND
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	57,683 SQ.FT.				57,683 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5.43	5.43			3	5.43	5.43		
REPAIR-MAINT	4.81	4.81			3	4.81	4.81		
UTILITIES	3.78	3.78			3	3.78	3.78		
RDS GNDS SEC	.34	.34			3	.34	.34		
ADMINISTRATIVE	.86	.86			3	.86	.86		
TOTAL OPER EXP	15.23	15.23			3	15.23	15.23		
FIXED EXPENSES									
TOTAL OPER+FIXED	15.23	15.23			3		15.23		
LEASING EXP									
TOTAL PAYROLL	9.12	9.12			3				
TOTAL CONTRACT	1.44	1.44			3				

AVG SQFT OFC TEN	57663	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	256	3	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
ROCHESTER
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 1,046,723 SQ.FT.					990,571 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	11.70	13.50	10.24	17.61
RETAIL AREA	12.84	17.24	12.06	19.64	4				
OTHER AREA									
TOTAL RENT	11.76	14.74	10.25	17.62	5				
MISCELLANEOUS	.49	.02	.00	.43	4				
TOTAL INCOME	12.04	14.74	10.66	17.64	5				
EXPENSE									
CLEANING	.93	.92	.68	1.02	5	.96	.97	.72	1.02
REPAIR-MAINT	1.31	1.19	.62	1.46	5	1.36	1.19	.66	1.53
UTILITIES	2.58	2.27	1.31	3.37	5	2.67	2.27	1.38	3.49
RDS GNDS SEC	.59	.27	.11	1.15	5	.59	.27	.11	1.15
ADMINISTRATIVE	.45	.30	.17	.65	5	.45	.30	.17	.65
TOTAL OPER EXP	5.85	5.31	3.19	7.18	5	6.08	5.31	3.38	7.61
FIXED EXPENSES	3.04	2.54	2.17	3.26	5	3.04	2.54	2.17	3.28
TOTAL OPER+FIXED	8.89	8.45	5.43	10.07	5	9.12	8.45	5.82	10.50
LEASING EXP	.29	.54	.12	1.19	4				
TOTAL PAYROLL	1.08	.92			3				
TOTAL CONTRACT	2.35	2.23	1.56	2.74	4				

AVG SQFT OFC TEN	25798	5	AVG OFFICE OCCUPANCY	96.4	5
AVG SQFT RET TEN	2876	4	AVG RETAIL OCCUPANCY	97.3	4
AVG SQFT OFC WORK	287	5	AVG RATE YR-END RENT	18.67	3
			RENTABLE GROSS SQFT	.94	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.92	5	ADMIN TOTAL	.30	5
PAYROLL	.03	2	PAYROLL	.08	3
CONTRACT	.84	5	MGMT FEES	.49	2
SUP MAT MISC	.06	4	LEGAL FEES	.05	1
TRASH REMOVAL	.04	5	AUDIT FEES		
			GEN OFC EXP	.04	4
REPR MAINT TOTAL	1.19	5	OTHER ADM EXP	.08	3
PAYROLL	.46	4			
ELEVATOR	.23	5	FIXED EXP TOTAL	2.54	5
HVAC	.10	5	REAL ESTATE TAX	2.42	5
ELECTRICAL	.04	3	BUILDING INS	.18	5
STRUCT ROOF	.07	1	PERS PROP TAX		
PLUMBING	.02	3	OTHER TAXES		
FIRE LIFE SFTY	.03	2			
OTHER MAINT SUP	.08	5	LEASING EXPENSES	.54	4
			ADV PROMOTION	.01	2
UTILITIES TOTAL	2.27	5	COMM FEES		
ELECTRIC	1.26	5	TENANT ALTS	.84	3
GAS	.21	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM	1.05	3	TOTAL PAYROLL	.92	3
PURCH CH WTR			CLEANING	.03	2
COAL			REPAIR MAINT	.46	3
WATER SEWER	.06	3	RDS GROUNDS	.01	2
			SECURITY	.27	3
RDS GNDS SEC TOT	.27	5	ADMINISTRATIVE	.08	3
RDS GNDS TOTAL	.03	4			
RDS GNDS PAYRL	.01	2	TOTAL CONTRACTS	2.23	4
RDS GNDS CONTR	.02	3	CLEANING	.88	4
RDS GNDS OTHER	.00	2	REPAIR MAINT	.57	4
SECURITY TOTAL	.26	5	RDS GROUNDS	.02	2
SEC PAYROLL	.15	4	SECURITY	.40	4
SEC CONTRACTS	.38	4	ADMINISTRATIVE	.70	1
SEC OTHER	.09	3			

U.S. PRIVATE SECTOR
SACRAMENTO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 594,145 SQ.FT.					594,145 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	15.73	15.75	12.38	18.44
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15.73	15.75	12.38	18.44	5				
MISCELLANEOUS	.05	.04			3				
TOTAL INCOME	15.78	15.75	12.39	18.58	5				
EXPENSE									
CLEANING	.75	.72	.61	.82	5	.75	.72	.61	.82
REPAIR-MAINT	1.13	.87	.78	1.47	5	1.13	.87	.78	1.47
UTILITIES	1.12	.97	.87	1.13	5	1.12	.97	.87	1.13
RDS GNDS SEC	.16	.19	.06	.36	5	.16	.19	.06	.36
ADMINISTRATIVE	.65	.90	.54	1.00	5	.65	.90	.54	1.00
TOTAL OPER EXP	3.82	3.54	3.19	4.50	5	3.82	3.54	3.19	4.50
FIXED EXPENSES	.96	.96	.77	1.81	5	.96	.96	.77	1.81
TOTAL OPER+FIXED	4.78	5.52	4.06	5.69	5	4.78	5.52	4.06	5.69
LEASING EXP	1.60	1.23			2				
TOTAL PAYROLL	.43	.42	.36	.51	4				
TOTAL CONTRACT	1.34	1.54	1.27	1.99	4				

AVG SQFT OFC TEN	3805	5	AVG OFFICE OCCUPANCY	92.9	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	313	3	AVG RATE YR-END RENT	18.76	5
			RENTABLE GROSS SQFT	.91	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
SACRAMENTO
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	467,885 SQ.FT.						467,885 SQ.FT.	
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	12.11	12.01	9.81	14.10
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.11	12.01	9.82	14.10	8				
MISCELLANEOUS	.28	.33			3				
TOTAL INCOME	12.29	12.01	10.13	14.17	8				
EXPENSE									
CLEANING	.49	.67	.47	.77	8	.49	.67	.47	.77
REPAIR MAINT	.28	.30	.21	.86	8	.28	.30	.21	.86
UTILITIES	.77	.89	.74	1.32	8	.77	.89	.74	1.32
RDS GNDS SEC	.29	.23	.15	.29	8	.29	.23	.15	.29
ADMINISTRATIVE	.43	.55	.30	.67	8	.43	.55	.30	.67
TOTAL OPER EXP	2.26	2.77	2.28	3.60	8	2.26	2.77	2.28	3.60
FIXED EXPENSES	1.21	1.04	.55	1.63	7	1.21	1.04	.55	1.63
TOTAL OPER+FIXED	3.44	3.89	3.17	4.61	8	3.42	3.89	3.17	4.61
LEASING EXP	1.93	.49			4				
TOTAL PAYROLL									
TOTAL CONTRACT	1.19	1.25			3				

AVG SQFT OFC TEN	6837	8	AVG OFFICE OCCUPANCY	90.6	8
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	274	4	AVG RATE YR-END RENT	15.80	7
			RENTABLE GROSS SQFT	.94	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.67	8
PAYROLL		
CONTRACT	.60	8
SUP MAT MISC		
TRASH REMOVAL	.04	8
REPR MAINT TOTAL	.21	4
PAYROLL		
ELEVATOR	.03	3
HVAC	.13	4
ELECTRICAL	.04	4
STRUCT ROOF	.01	1
PLUMBING	.00	2
FIRE LIFE SFTY	.00	1
OTHER MAINT SUP	.05	4
UTILITIES TOTAL	.89	8
ELECTRIC	.71	8
GAS	.13	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.05	8
RDS GNDS SEC TOT	.23	8
RDS GNDS TOTAL	.23	8
RDS GNDS PAYRL		
RDS GNDS CONTR	.23	8
RDS GNDS OTHER		
SECURITY TOTAL	.21	3
SEC PAYROLL		
SEC CONTRACTS	.21	3
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.55	8
PAYROLL		
MGMT FEES	.50	8
LEGAL FEES	.01	3
AUDIT FEES	.02	4
GEN OFC EXP	.01	5
OTHER ADM EXP	.01	5
FIXED EXP TOTAL	1.04	7
REAL ESTATE TAX	.86	7
BUILDING INS	.16	7
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.49	4
ADV PROMOTION	.01	2
COMM FEES	.79	3
TENANT ALTS	2.51	2
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.25	3
CLEANING	.41	3
REPAIR MAINT	.21	1
RDS GROUNDS	.19	3
SECURITY	.21	3
ADMINISTRATIVE	.35	3

U.S. PRIVATE SECTOR
SACRAMENTO
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	40,109 SQ.FT.						40,109 SQ.FT.	
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.19	12.01		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.19	12.01			3				
MISCELLANEOUS									
TOTAL INCOME	12.19	12.01			3				
EXPENSE									
CLEANING	.79	.77			3	.79	.77		
REPAIR-MAINT	.75	.86			3	.75	.86		
UTILITIES	1.37	1.32			3	1.37	1.32		
RDS GNDS SEC	.26	.28			3	.26	.28		
ADMINISTRATIVE	.51	.56			3	.51	.56		
TOTAL OPER EXP	3.69	3.60			3	3.69	3.60		
FIXED EXPENSES	.77	.75			2	.77	.75		
TOTAL OPER+FIXED	4.20	3.92			3	4.36	3.92		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	4515	3	AVG OFFICE OCCUPANCY	90.1	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	252	1	AVG RATE YR-END RENT	15.60	2
			RENTABLE GROSS SQFT	.92	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.77	3
PAYROLL		
CONTRACT	.73	3
SUP MAT MISC		
TRASH REMOVAL	.08	3
REPR MAINT TOTAL	.51	1
PAYROLL		
ELEVATOR		
HVAC	.26	1
ELECTRICAL	.07	1
STRUCT ROOF		
PLUMBING	.00	1
FIRE LIFE SFTY		
OTHER MAINT SUP	.17	1
UTILITIES TOTAL	1.32	3
ELECTRIC	1.23	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.09	3
RDS GNDS SEC TOT	.28	3
RDS GNDS TOTAL	.28	3
RDS GNDS PAYRL		
RDS GNDS CONTR	.28	3
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.58	3
PAYROLL		
MGMT FEES	.50	3
LEGAL FEES		
AUDIT FEES	.04	1
GEN OFC EXP	.02	1
OTHER ADM EXP	.01	1
FIXED EXP TOTAL	.75	2
REAL ESTATE TAX	.62	2
BUILDING INS	.13	2
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
SALT LAKE CITY
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	940,143 SQ.FT.				896,704 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	8.87	9.42	6.04	11.09
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.49	8.32	5.98	11.09	6				
MISCELLANEOUS	4.03	3.60			2				
TOTAL INCOME	9.93	8.32	5.98	14.69	6				
EXPENSE									
CLEANING	.51	.52	.42	.54	7	.54	.54	.42	.55
REPAIR-MAINT	.74	.79	.31	.82	7	.77	.79	.31	.87
UTILITIES	1.68	1.66	1.32	2.19	7	1.76	1.96	1.32	2.19
RDS GNDS SEC	.20	.17	.08	.34	7	.20	.17	.08	.34
ADMINISTRATIVE	.40	.49	.35	.55	7	.40	.49	.35	.55
TOTAL OPER EXP	3.53	3.31	3.01	3.83	7	3.70	3.48	3.01	4.21
FIXED EXPENSES	.99	.86	.66	1.23	7	.99	.86	.66	1.23
TOTAL OPER+FIXED	4.52	4.24	3.82	4.92	7	4.69	4.34	3.82	5.30
LEASING EXP	.36	.35			3				
TOTAL PAYROLL	.49	.44	.34	.98	6				
TOTAL CONTRACT	.87	.89	.64	1.07	5				

AVG SQFT OFC TEN	6275	7	AVG OFFICE OCCUPANCY	89.6	7
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	365	6	AVG RATE YR END RENT	11.64	7
			RENTABLE GROSS SQFT	.90	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.52	5	ADMIN TOTAL	.42	5
PAYROLL	.47	1	PAYROLL	.42	2
CONTRACT	.43	4	MGMT FEES	.39	3
SUP MAT MISC	.03	5	LEGAL FEES	.02	1
TRASH REMOVAL	.02	4	AUDIT FEES		
			GEN OFC EXP	.03	5
REPR MAINT TOTAL	.79	5	OTHER ADM EXP	.01	2
PAYROLL	.28	5			
ELEVATOR	.13	5	FIXED EXP TOTAL	.86	5
HVAC	.07	5	REAL ESTATE TAX	.76	5
ELECTRICAL	.01	5	BUILDING INS	.10	5
STRUCT ROOF	.00	2	PERS PROP TAX		
PLUMBING	.02	5	OTHER TAXES	.01	1
FIRE LIFE SFTY	.00	2			
OTHER MAINT SUP	.24	5	LEASING EXPENSES	.30	2
			ADV PROMOTION		
UTILITIES TOTAL	1.94	5	COMM FEES	.29	2
ELECTRIC	1.90	5	TENANT ALTS	.01	1
GAS	.28	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.49	4
PURCH CH WTR			CLEANING	.47	1
COAL			REPAIR MAINT	.29	4
WATER SEWER	.04	5	RDS GROUNDS		
			SECURITY	.13	3
RDS GNDS SEC TOT	.17	5	ADMINISTRATIVE	.39	2
RDS GNDS TOTAL	.01	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	.93	3
RDS GNDS CONTR	.01	2	CLEANING	.48	3
RDS GNDS OTHER	.01	2	REPAIR MAINT	.27	2
SECURITY TOTAL	.17	5	RDS GROUNDS	.01	2
SEC PAYROLL	.13	3	SECURITY	.19	2
SEC CONTRACTS	.07	3	ADMINISTRATIVE	.34	2
SEC OTHER					

U.S. PRIVATE SECTOR
SALT LAKE CITY
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	850,143 SQ.FT.				808,704 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	9.25	10.25		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.73	8.73	7.16	11.09	4				
MISCELLANEOUS	4.03	3.60			2				
TOTAL INCOME	10.37	9.82	7.16	14.69	4				
EXPENSE									
CLEANING	.51	.54	.43	.59	5	.54	.54	.46	.63
REPAIR MAINT	.78	.79	.48	.95	5	.80	.79	.54	.99
UTILITIES	1.70	1.66	1.34	2.07	5	1.80	1.96	1.34	2.16
RDS GNDS SEC	.21	.20	.11	.34	5	.21	.20	.11	.34
ADMINISTRATIVE	.38	.42	.31	.49	5	.38	.42	.31	.49
TOTAL OPER EXP	3.57	3.31	3.03	4.22	5	3.76	3.91	3.03	4.41
FIXED EXPENSES	1.03	1.09	.72	1.40	5	1.03	1.09	.72	1.40
TOTAL OPER+FIXED	4.60	4.24	3.89	5.55	5	4.79	4.56	4.03	5.74
LEASING EXP	.38	.37			2				
TOTAL PAYROLL	.43	.42	.34	.49	5				
TOTAL CONTRACT	.87	.89	.64	1.07	5				

AVG SQFT OFC TEN	7320	5	AVG OFFICE OCCUPANCY	88.9	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	361	4	AVG RATE YR-END RENT	12.80	5
			RENTABLE GROSS SQFT	.90	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.54	3	ADMIN TOTAL	.35	3
PAYROLL			PAYROLL	.22	1
CONTRACT	.48	3	MGMT FEES	.34	2
SUP MAT MISC	.03	3	LEGAL FEES	.02	1
TRASH REMOVAL	.02	2	AUDIT FEES		
			GEN OFC EXP	.03	3
REPR MAINT TOTAL	.79	3	OTHER ADM EXP	.01	2
PAYROLL	.28	3			
ELEVATOR	.20	3	FIXED EXP TOTAL	1.09	3
HVAC	.12	3	REAL ESTATE TAX	.95	3
ELECTRICAL	.05	3	BUILDING INS	.13	3
STRUCT ROOF	.00	1	PERS PROP TAX		
PLUMBING	.02	3	OTHER TAXES	.01	1
FIRE LIFE SFTY	.00	2			
OTHER MAINT SUP	.24	3	LEASING EXPENSES	.39	1
			ADV PROMOTION		
UTILITIES TOTAL	1.94	3	COMM FEES	.39	1
ELECTRIC	1.90	3	TENANT ALTS		
GAS	.23	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.45	3
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.28	3
WATER SEWER	.05	3	RDS GROUNDS		
			SECURITY	.15	2
RDS GNDS SEC TOT	.20	3	ADMINISTRATIVE	.22	1
RDS GNDS TOTAL	.01	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	.93	3
RDS GNDS CONTR	.01	2	CLEANING	.48	3
RDS GNDS OTHER	.00	1	REPAIR MAINT	.27	2
SECURITY TOTAL	.20	3	RDS GROUNDS	.01	2
SEC PAYROLL	.15	2	SECURITY	.19	2
SEC CONTRACTS	.19	2	ADMINISTRATIVE	.34	2
SEC OTHER					

SALT LAKE CITY, UT
SAN ANTONIO, TX

U.S. PRIVATE SECTOR
SALT LAKE CITY
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 409,240 SQ.FT.					409,240 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	10.42	11.16		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.27	8.48	5.37	11.26	7				
MISCELLANEOUS									
TOTAL INCOME	10.27	8.48	5.37	11.26	7				
EXPENSE									
CLEANING	.68	.44	.22	.65	7	.68	.44	.22	.65
REPAIR-MAINT	1.34	.31	.25	1.09	7	1.34	.31	.25	1.09
UTILITIES	1.68	1.25	.71	1.72	7	1.68	1.25	.71	1.72
RDS GNDS SEC	.97	.33	.25	.85	7	.97	.33	.25	.85
ADMINISTRATIVE	.43	.51	.39	.62	7	.43	.51	.39	.62
TOTAL OPER EXP	5.09	2.70	2.16	4.59	7	5.09	2.70	2.16	4.59
FIXED EXPENSES	1.30	.89	.75	1.26	7	1.30	.89	.75	1.26
TOTAL OPER+FIXED	6.39	3.57	3.05	5.71	7	6.39	3.57	3.05	5.71
LEASING EXP	.13	.20			6				
TOTAL PAYROLL	2.22	1.37			2				
TOTAL CONTRACT	1.14	.93	.43	1.22	7				

AVG SQFT OFC TEN	7083	7	AVG OFFICE OCCUPANCY	86.5	7
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	331	2	AVG RATE YR-END RENT	10.00	7
			RENTABLE GROSS SQFT	.93	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
SAN ANTONIO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 1,015,118 SQ.FT.					983,794 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	10.18	11.52	6.14	12.51
RETAIL AREA	1.95	1.95			1				
OTHER AREA	.64	.64			1				
TOTAL RENT	9.64	11.52	6.01	11.76	5				
MISCELLANEOUS	.08	.01			3				
TOTAL INCOME	9.67	11.52	6.07	11.77	5				
EXPENSE									
CLEANING	.51	.55	.46	.65	7	.53	.59	.49	.65
REPAIR-MAINT	.53	.72	.44	1.11	7	.56	.77	.47	1.11
UTILITIES	1.60	1.84	1.28	2.20	7	1.68	1.84	1.34	2.33
RDS GNDS SEC	.23	.24	.18	.27	6	.23	.24	.18	.27
ADMINISTRATIVE	.42	.49	.24	.80	7	.42	.49	.24	.80
TOTAL OPER EXP	3.25	3.86	3.01	4.49	7	3.42	4.07	3.18	4.49
FIXED EXPENSES	1.22	1.25	1.07	1.94	7	1.22	1.25	1.07	1.94
TOTAL OPER+FIXED	4.47	5.18	4.10	6.33	7	4.64	5.39	4.28	6.33
LEASING EXP	.22	.06	.02	.32	4				
TOTAL PAYROLL	.57	.64	43	.86	5				
TOTAL CONTRACT	.75	.70	.66	.94	5				

AVG SQFT OFC TEN	5133	7	AVG OFFICE OCCUPANCY	79.4	7
AVG SQFT RET TEN	2352	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	319	7	AVG RATE YR-END RENT	13.23	5
			RENTABLE GROSS SQFT	.29	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.59	3
PAYROLL	.09	1
CONTRACT	.46	3
SUP MAT MISC	.03	1
TRASH REMOVAL	.02	2
REPR MAINT TOTAL	.73	3
PAYROLL	.33	2
ELEVATOR	.08	2
HVAC	.09	3
ELECTRICAL	.03	2
STRUCT ROOF	.09	3
PLUMBING	.05	2
FIRE LIFE SFTY		
OTHER MAINT SUP	.13	3
UTILITIES TOTAL	1.87	3
ELECTRIC	1.60	3
GAS	.09	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.05	3
RDS GNDS SEC TOT	.20	3
RDS GNDS TOTAL	.13	3
RDS GNDS PAYRL	.02	2
RDS GNDS CONTR	.10	3
RDS GNDS OTHER		
SECURITY TOTAL	.13	3
SEC PAYROLL	.04	2
SEC CONTRACTS	.14	2
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.66	3
PAYROLL	.35	3
MGMT FEES	.65	1
LEGAL FEES	.00	2
AUDIT FEES	.11	2
GEN OFC EXP	.03	3
OTHER ADM EXP	.01	3
FIXED EXP TOTAL	1.59	3
REAL ESTATE TAX	.99	3
BUILDING INS	.18	3
PERS PROP TAX	.43	2
OTHER TAXES	.12	2
LEASING EXPENSES	.03	3
ADV PROMOTION	.02	3
COMM/FEES	.07	1
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	.86	2
CLEANING	.09	1
REPAIR MAINT	.33	2
RDS GROUNDS	.02	2
SECURITY	.03	1
ADMINISTRATIVE	.45	2
TOTAL CONTRACTS	.94	2
CLEANING	.46	2
REPAIR MAINT	.29	2
RDS GROUNDS	.06	2
SECURITY	.14	1
ADMINISTRATIVE	.06	2

U.S. PRIVATE SECTOR
SAN ANTONIO
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 479,818 SQ.FT.					449,412 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	10.39	11.52		
RETAIL AREA	1.95	1.95			1				
OTHER AREA	.64	.64			1				
TOTAL RENT	9.77	11.52			3				
MISCELLANEOUS	.11	.11			1				
TOTAL INCOME	9.80	11.52			3				
EXPENSE									
CLEANING	.52	.52			3	.56	.59		
REPAIR-MAINT	.72	.71			3	.77	.80		
UTILITIES	1.91	2.05			3	2.03	2.31		
RDS GNDS SEC	.23	.23			2	.23	.23		
ADMINISTRATIVE	.36	.39			3	.36	.39		
TOTAL OPER EXP	3.67	3.38			3	3.90	3.80		
FIXED EXPENSES	1.38	1.32			3	1.36	1.32		
TOTAL OPER+FIXED	5.03	4.69			3	5.26	5.11		
LEASING EXP	.24	.10			3				
TOTAL PAYROLL	.70	.84			3				
TOTAL CONTRACT	.83	.73			3				

AVG SQFT OFC TEN	3039	3	AVG OFFICE OCCUPANCY	83.8	3
AVG SQFT RET TEN	2352	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	321	3	AVG RATE YR END RENT	14.71	3
			RENTABLE GROSS SQFT	.08	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
SAN ANTONIO
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 1,102,008 SQ.FT.					1,049,098 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	14.53	13.58	11.10	16.82
RETAIL AREA	17.32	17.32			1				
OTHER AREA	9.13	5.77			3				
TOTAL RENT	14.48	13.58	11.00	16.54	10				
MISCELLANEOUS	.22	.15	.01	.20	8				
TOTAL INCOME	14.68	13.58	11.16	16.71	10				
EXPENSE									
CLEANING	.59	.56	.47	.72	10	.61	.56	.47	.75
REPAIR MAINT	1.10	.76	.53	1.08	10	1.13	.76	.53	1.14
UTILITIES	2.10	2.00	1.63	2.31	10	2.15	2.00	1.63	2.34
RDS GNDS SEC	.37	.34	.10	.47	10	.37	.34	.10	.47
ADMINISTRATIVE	.65	.65	.31	.85	10	.65	.65	.31	.85
TOTAL OPER EXP	4.81	4.03	3.66	5.30	10	4.96	4.03	3.66	5.75
FIXED EXPENSES	1.41	1.28	1.13	1.57	10	1.41	1.28	1.13	1.57
TOTAL OPER+FIXED	6.22	5.31	5.06	6.78	10	6.36	5.31	5.06	7.09
LEASING EXP	.39	.23	.08	1.12	8				
TOTAL PAYROLL	.81	.72	.55	.92	4				
TOTAL CONTRACT	1.49	1.42	1.31	1.60	4				

AVG SQFT OFC TEN	3716	7	AVG OFFICE OCCUPANCY	94.1	9
AVG SQFT RET TEN	6970	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	277	8	AVG RATE YR-END RENT	16.55	9
			RENTABLE GROSS SQFT	.94	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.58	7	ADMIN TOTAL	.68	7
PAYROLL	.11	1	PAYROLL	.27	5
CONTRACT	.57	6	MGMT FEES	.61	4
SUP MAT MISC	.07	7	LEGAL FEES	.05	5
TRASH REMOVAL	.03	5	AUDIT FEES	.02	5
			GEN OFC EXP	.02	6
REPR MAINT TOTAL	.71	7	OTHER ADM EXP	.03	2
PAYROLL	.22	7			
ELEVATOR	.07	7	FIXED EXP TOTAL	1.25	7
HVAC	.10	7	REAL ESTATE TAX	1.14	7
ELECTRICAL	.04	7	BUILDING INS	.14	7
STRUCT ROOF	.03	5	PERS PROP TAX	.01	5
PLUMBING	.01	7	OTHER TAXES	.01	2
FIRE LIFE SFTY	.02	5			
OTHER MAINT SUP	.11	7	LEASING EXPENSES	.29	7
			ADV PROMOTION	.01	3
UTILITIES TOTAL	2.00	7	COMM FEES	.20	1
ELECTRIC	1.95	7	TENANT ALTS	.34	6
GAS	.12	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.66	3
PURCH CH WTR			CLEANING	.11	1
COAL			REPAIR MAINT	.21	3
WATER SEWER	.08	5	RDS GROUNDS	.07	1
			SECURITY	.03	1
RDS GNDS SEC TOT	.39	7	ADMINISTRATIVE	.24	3
RDS GNDS TOTAL	.13	7			
RDS GNDS PAYRL	.07	1	TOTAL CONTRACTS	1.52	3
RDS GNDS CONTR	.09	7	CLEANING	.57	3
RDS GNDS OTHER	.01	7	REPAIR MAINT	.18	3
SECURITY TOTAL	.20	7	RDS GROUNDS	.10	3
SEC PAYROLL	.11	2	SECURITY	.18	3
SEC CONTRACTS	.18	6	ADMINISTRATIVE	.37	3
SEC OTHER	.04	2			

U.S. PRIVATE SECTOR
SAN ANTONIO
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 680,921 SQ.FT.					631,611 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	16.43	16.82	15.46	17.37
RETAIL AREA	17.32	17.32			1				
OTHER AREA	10.42	10.42			1				
TOTAL RENT	16.28	16.54	15.36	17.40	4				
MISCELLANEOUS	.29	.09	.01	.57	4				
TOTAL INCOME	16.57	16.71	15.86	17.49	4				
EXPENSE									
CLEANING	.59	.54	.49	.66	4	.61	.54	.49	.71
REPAIR MAINT	.88	.89	.64	1.08	4	.91	.89	.64	1.14
UTILITIES	2.06	1.68	1.63	2.37	4	2.13	1.88	1.63	2.53
RDS GNDS SEC	.37	.22	.07	.58	4	.37	.22	.07	.58
ADMINISTRATIVE	.75	.74	.45	1.11	4	.75	.74	.45	1.11
TOTAL OPER EXP	4.66	4.45	3.78	5.30	4	4.86	4.57	3.78	5.75
FIXED EXPENSES	1.55	1.57	1.37	1.73	4	1.55	1.57	1.37	1.73
TOTAL OPER+FIXED	6.21	5.82	5.39	6.78	4	6.42	5.93	5.39	7.24
LEASING EXP	.43	.22			3				
TOTAL PAYROLL	.85	.79			3				
TOTAL CONTRACT	1.51	1.52			3				

AVG SQFT OFC TEN	3973	2	AVG OFFICE OCCUPANCY	98.5	3
AVG SQFT RET TEN	8970	1	AVG RETAIL OCCUPANCY	00.0	1
AVG SQFT OFC WORK	268	3	AVG RATE YR-END RENT	18.00	4
			RENTABLE GROSS SQFT	.94	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM/FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
SAN DIEGO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 2,058,052 SQ.FT.					2,011,530 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	11.80	11.40	6.79	14.22
RETAIL AREA	7.11	7.11			1				
OTHER AREA									
TOTAL RENT	11.72	11.40	6.79	14.22	7				
MISCELLANEOUS	1.70	1.70			1				
TOTAL INCOME	11.77	11.40	6.79	15.15	7				
EXPENSE									
CLEANING	.61	.68	.51	.80	9	.62	.68	.51	.80
REPAIR MAINT	.48	.67	.36	.80	9	.49	.67	.36	.86
UTILITIES	2.05	2.24	1.83	2.62	9	2.07	2.24	1.90	2.62
RDS GNDS SEC	.29	.26	.21	.41	8	.29	.28	.21	.41
ADMINISTRATIVE	.65	.68	.45	.86	9	.65	.68	.45	.86
TOTAL OPER EXP	4.08	4.79	3.52	5.76	9	4.14	4.79	3.52	5.76
FIXED EXPENSES	1.20	.85	.65	1.50	8	1.20	.85	.65	1.50
TOTAL OPER+FIXED	5.03	5.83	4.56	6.41	9	5.61	5.89	4.56	6.41
LEASING EXP	2.78	.97	.20	4.11	6				
TOTAL PAYROLL	.74	.58	.27	1.30	5				
TOTAL CONTRACT	1.25	.98	.53	1.99	6				

AVG SQFT OFC TEN	7206	9	AVG OFFICE OCCUPANCY	85.6	9
AVG SQFT RET TEN	2056	2	AVG RETAIL OCCUPANCY	88.4	2
AVG SQFT OFC WORK	271	9	AVG RATE YR-END RENT	17.23	9
			RENTABLE GROSS SQFT	.93	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.53	3	ADMIN TOTAL	.76	3
PAYROLL	.55	1	PAYROLL	.46	2
CONTRACT	.40	2	MGMT FEES	.29	3
SUP MAT MISC	.08	3	LEGAL FEES	.06	2
TRASH REMOVAL	.02	3	AUDIT FEES	.03	1
REPR MAINT TOTAL	.68	3	GEN OFC EXP	.13	2
PAYROLL	.29	2	OTHER ADM EXP	.01	2
ELEVATOR	.18	2	FIXED EXP TOTAL	.89	3
HVAC	.06	3	REAL ESTATE TAX	.66	3
ELECTRICAL	.06	3	BUILDING INS	.23	3
STRUCT ROOF	.00	1	PERS PROP TAX		
PLUMBING	.02	1	OTHER TAXES	.00	1
FIRE LIFE SFTY	.01	2	LEASING EXPENSES	.97	3
OTHER MAINT SUP	.31	3	ADV PROMOTION	.05	3
UTILITIES TOTAL	1.98	3	COMM/FEES	.15	2
ELECTRIC	1.86	3	TENANT ALTS	.90	3
GAS	.06	3	BUY-OUTS	.51	1
FUEL OIL			TOTAL PAYROLL	1.79	1
PURCH STEAM			CLEANING	.55	1
PURCH CH WTR			REPAIR MAINT	.37	1
COAL			RDS GROUNDS		
WATER SEWER	.04	3	SECURITY	.32	1
RDS GNDS SEC TOT	.26	2	ADMINISTRATIVE	.55	1
RDS GNDS TOTAL	.01	2	TOTAL CONTRACTS	.41	1
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR	.01	2	REPAIR MAINT	.23	1
RDS GNDS OTHER	.01	1	RDS GROUNDS	.01	1
SECURITY TOTAL	.25	2	SECURITY		
SEC PAYROLL	.32	1	ADMINISTRATIVE	.18	1
SEC CONTRACTS	.17	1			
SEC OTHER					

U.S. PRIVATE SECTOR
SAN DIEGO
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	76,267 SQ.FT.				76,267 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.73	.72			3	.73	.72		
REPAIR-MAINT	.69	.68			3	.69	.68		
UTILITIES	2.73	2.67			3	2.73	2.67		
RDS GNDS SEC	.23	.25			2	.23	.25		
ADMINISTRATIVE	.74	.50			3	.74	.50		
TOTAL OPER EXP	5.10	5.23			3	5.10	5.23		
FIXED EXPENSES	2.96	.89			3	2.96	.89		
TOTAL OPER+FIXED	8.06	6.34			3	8.06	6.34		
LEASING EXP	.33	.33			1				
TOTAL PAYROLL	.17	.17			1				
TOTAL CONTRACT	1.02	.91			2				

AVG SQFT OFC TEN	2988	3	AVG OFFICE OCCUPANCY	94.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	181	3	AVG RATE YR-END RENT	13.28	3
			RENTABLE GROSS SQFT	.84	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
SAN DIEGO
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,667,368 SQ.FT.				1,620,846 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.91	14.22		
RETAIL AREA	7.11	7.11			1				
OTHER AREA									
TOTAL RENT	11.81	14.22			3				
MISCELLANEOUS									
TOTAL INCOME	11.81	14.22			3				
EXPENSE									
CLEANING	.50	.51	.41	.62	4	.51	.51	.42	.62
REPAIR-MAINT	.35	.36	.25	.46	4	.35	.36	.26	.48
UTILITIES	1.95	1.83	1.80	2.21	4	1.98	1.90	1.80	2.26
RDS GNDS SEC	.27	.22	.20	.36	4	.27	.22	.20	.36
ADMINISTRATIVE	.62	.72	.46	.78	4	.62	.72	.46	.78
TOTAL OPER EXP	3.69	3.74	3.17	4.40	4	3.76	3.77	3.26	4.43
FIXED EXPENSES	1.29	1.18			3	1.29	1.18		
TOTAL OPER+FIXED	4.64	5.13	3.78	5.72	4	5.27	5.13	3.85	5.75
LEASING EXP	3.36	3.74			3				
TOTAL PAYROLL	.56	.59			2				
TOTAL CONTRACT	1.31	1.37			2				

AVG SQFT OFC TEN	9371	4	AVG OFFICE OCCUPANCY	83.3	4
AVG SQFT RET TEN	2056	2	AVG RETAIL OCCUPANCY	88.4	2
AVG SQFT OFC WORK	287	4	AVG RATE YR-END RENT	21.25	4
			RENTABLE GROSS SQFT	.93	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
SAN DIEGO
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS 492,669 SQ.FT.					492,669 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					11	18.58	14.67	8.65	20.65
RETAIL AREA									
OTHER AREA									
TOTAL RENT	18.58	14.67	8.77	20.65	11				
MISCELLANEOUS	.72	.47			6				
TOTAL INCOME	18.95	14.67	8.77	20.65	11				
EXPENSE									
CLEANING	.71	.67	.54	.86	12	.67	.67	.54	.86
REPAIR MAINT	.57	.53	.34	.71	12	.54	.53	.34	.71
UTILITIES	2.51	2.05	1.79	2.94	12	2.39	1.85	1.73	2.94
RDS. GNDS. SEC	.44	.34	.21	.70	11	.44	.34	.21	.70
ADMINISTRATIVE	.88	.78	.42	.97	12	.88	.78	.42	.97
TOTAL OPER EXP	5.07	4.21	3.94	5.51	12	4.90	4.21	3.78	5.51
FIXED EXPENSES	2.07	1.72	.99	2.82	10	2.07	1.72	.99	2.82
TOTAL OPER+FIXED	6.93	5.93	4.20	8.12	12	7.28	5.93	4.20	8.12
LEASING EXP	1.07	.33	.16	1.61	5				
TOTAL PAYROLL	3.18	3.18			1				
TOTAL CONTRACT	1.93	1.81			2				

AVG SQFT OFC TEN	6536	11	AVG OFFICE OCCUPANCY	97.6	11
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	224	11	AVG RATE YR-END RENT	18.74	11
			RENTABLE GROSS SQFT	.93	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.61	9	ADMIN TOTAL	.80	9
PAYROLL			PAYROLL	.40	7
CONTRACT	.56	9	MGMT FEES	.60	3
SUP MAT MISC	.13	2	LEGAL FEES	.12	1
TRASH REMOVAL	.05	9	AUDIT FEES	.03	1
			GEN OFC EXP	.02	1
			OTHER ADM EXP	.05	7
REPR MAINT TOTAL	.52	9			
PAYROLL	.27	1	FIXED EXP TOTAL	2.23	9
ELEVATOR	.06	8	REAL ESTATE TAX	1.86	9
HVAC	.13	9	BUILDING INS	.33	9
ELECTRICAL			PERS PROP TAX		
STRUCT ROOF	.05	1	OTHER TAXES		
PLUMBING	.00	1			
FIRE LIFE SFTY	.04	1	LEASING EXPENSES	.91	2
OTHER MAINT SUP	.28	9	ADV PROMOTION		
			COMM FEES	.84	2
UTILITIES TOTAL	2.74	9	TENANT ALTS	.15	1
ELECTRIC	2.65	9	BUY-OUTS		
GAS	.05	5			
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER	.10	9	SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	.34	9			
RDS GNDS TOTAL	.34	9	TOTAL CONTRACTS	1.39	1
RDS GNDS PAYRL			CLEANING	.46	1
RDS. GNDS CONTR	.31	9	REPAIR MAINT	.19	1
RDS GNDS OTHER	.07	3	RDS GROUNDS	.34	1
SECURITY TOTAL	.31	3	SECURITY		
SEC PAYROLL			ADMINISTRATIVE	.40	1
SEC CONTRACTS	.24	2			
SEC OTHER	.34	1			

U.S. PRIVATE SECTOR
SAN DIEGO
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 97,736 SQ.FT.					97,736 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	10.79	10.66	7.81	13.67
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.81	10.72	7.87	13.67	4				
MISCELLANEOUS	.12	.12			1				
TOTAL INCOME	10.85	10.72	7.92	13.67	4				
EXPENSE									
CLEANING	.71	.66	.54	.83	4	.57	.66	.42	.83
REPAIR-MAINT	.47	.49	.28	.61	4	.37	.49	.25	.61
UTILITIES	1.89	1.82	1.73	2.05	4	1.52	1.73	1.41	1.82
RDS GNDS SEC	.42	.34			3	.42	.34		
ADMINISTRATIVE	.63	.60	.42	.82	4	.63	.60	.42	.82
TOTAL OPER EXP	4.01	3.94	3.68	4.20	4	3.41	3.78	2.96	4.20
FIXED EXPENSES	1.08	1.02			2	1.08	1.02		
TOTAL OPER+FIXED	4.52	4.20	3.94	4.96	4	5.15	4.20	3.22	4.96
LEASING EXP	.66	.27	.16	.97	4				
TOTAL PAYROLL	3.18	3.18			1				
TOTAL CONTRACT	1.93	1.81			2				

AVG SQFT OFC TEN	1613	3	AVG OFFICE OCCUPANCY	88.7	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	155	3	AVG RATE YR-END RENT	16.05	4
			RENTABLE GROSS SQFT	.90	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL					
PAYROLL			FIXED EXP TOTAL		
ELEVATOR			REAL ESTATE TAX		
HVAC			BUILDING INS		
ELECTRICAL			PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING					
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL			TENANT ALTS		
ELECTRIC			BUY-OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT					
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
SAN DIEGO
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA 3 BLDS 213,533 SQ FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 213,533 SQ FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.78	.79			3	.78	.79		
REPAIR MAINT	.65	.74			3	.65	.74		
UTILITIES	3.37	3.15			3	3.37	3.15		
RDS GNDS SEC	.56	.70			3	.56	.70		
ADMINISTRATIVE	1.06	1.06			3	1.06	1.06		
TOTAL OPER EXP	6.42	5.78			3	6.42	5.78		
FIXED EXPENSES	2.15	2.23			3	2.15	2.23		
TOTAL OPER+FIXED	8.57	8.78			3	8.57	8.78		
LEASING EXP	1.62	1.62			1				
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	35589	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	218	3	AVG RATE YR END RENT	20.00	2
			RENTABLE GROSS SQFT	.93	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.79	3	ADMIN TOTAL	1.06	3
PAYROLL			PAYROLL	.34	2
CONTRACT	.62	3	MGMT FEES	1.17	2
SUP MAT MISC	.19	1	LEGAL FEES	.12	1
TRASH REMOVAL	.05	3	AUDIT FEES	.03	1
			GEN OFC EXP	.02	1
REPR MAINT TOTAL	.74	3	OTHER ADM EXP	.04	2
PAYROLL	.27	1			
ELEVATOR	.04	3	FIXED EXP TOTAL	2.23	3
HVAC	.13	3	REAL ESTATE TAX	1.86	3
ELECTRICAL			BUILDING INS	.33	3
STRUCT ROOF	.05	1	PERS PROP TAX		
			OTHER TAXES		
PLUMBING	.00	1			
FIRE LIFE SFTY	.04	1			
OTHER MAINT SUP	.26	3	LEASING EXPENSES	1.62	1
			ADV PROMOTION		
UTILITIES TOTAL	3.15	3	COMM FEES	1.62	1
ELECTRIC	3.07	3	TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER	.40	3	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.70	3	ADMINISTRATIVE		
RDS GNDS TOTAL	.39	3			
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR	.33	3	CLEANING		
RDS GNDS OTHER	.06	2	REPAIR MAINT		
SECURITY TOTAL	.31	3	RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS	.24	2	ADMINISTRATIVE		
SEC OTHER	.34	1			

U.S. PRIVATE SECTOR
SAN FRANCISCO
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA 65 BLDS 16,805,168 SQ.FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 15,652,031 SQ.FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					46	24.20	20.20	15.24	25.63
RETAIL AREA	21.17	21.76	12.83	29.27	32				
OTHER AREA	33.50	6.77	2.10	97.25	18				
TOTAL RENT	23.44	20.60	16.38	25.18	58				
MISCELLANEOUS	.36	.17	.05	.38	29				
TOTAL INCOME	23.66	20.73	16.40	25.28	58				
EXPENSE									
CLEANING	1.61	1.55	1.33	1.81	65	1.73	1.68	1.41	2.00
REPAIR-MAINT	1.28	1.21	.74	1.46	65	1.37	1.28	.84	1.66
UTILITIES	1.80	1.58	1.32	2.10	65	1.89	1.72	1.64	2.16
RDS GNDS SEC	.49	.39	.25	.57	61	.49	.39	.25	.57
ADMINISTRATIVE	.82	.77	.46	1.12	65	.82	.77	.46	1.12
TOTAL OPER EXP	5.98	5.74	4.72	6.59	65	6.37	6.31	4.97	6.94
FIXED EXPENSES	1.96	1.64	1.12	2.54	63	1.96	1.64	1.12	2.54
TOTAL OPER+FIXED	7.90	7.49	6.34	8.74	65	8.33	8.25	6.71	9.34
LEASING EXP	.47	.33	.13	.74	41				
TOTAL PAYROLL	1.19	.84	.56	1.19	40				
TOTAL CONTRACT	2.59	2.51	1.93	3.31	43				

AVG SQFT OFC TEN	7529	58	AVG OFFICE OCCUPANCY	94.3	60
AVG SQFT RET TEN	4171	34	AVG RETAIL OCCUPANCY	97.5	36
AVG SQFT OFC WORK	240	51	AVG RATE YR-END RENT	25.33	50
			RENTABLE GROSS SQFT	.82	27

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.58	44	ADMIN TOTAL	.78	41
PAYROLL	1.23	11	PAYROLL	.31	23
CONTRACT	1.34	42	MGMT FEES	.60	30
SUP MAT MISC	.09	41	LEGAL FEES	.04	24
TRASH REMOVAL	.08	37	AUDIT FEES	.04	22
			GEN OFC EXP	.07	29
REPR MAINT TOTAL	1.27	44	OTHER ADM EXP	.03	26
PAYROLL	.56	32			
ELEVATOR	.31	43	FIXED EXP TOTAL	1.54	44
HVAC	.08	33	REAL ESTATE TAX	1.21	44
ELECTRICAL	.05	34	BUILDING INS	.38	43
STRUCT ROOF	.03	15	PERS PROP TAX	.04	11
			OTHER TAXES	.06	17
PLUMBING	.01	30			
FIRE LIFE SFTY	.04	23			
OTHER MAINT SUP	.20	43	LEASING EXPENSES	.34	31
			ADV PROMOTION	.04	10
UTILITIES TOTAL	1.54	44	COMM/FEES	.21	27
ELECTRIC	1.37	43	TENANT ALTS	.45	15
GAS	.18	32	BUY-OUTS	.10	3
FUEL OIL	.00	2			
PURCH STEAM	.22	11	TOTAL PAYROLL	.82	28
PURCH CH WTR			CLEANING	1.20	9
COAL			REPAIR MAINT	.56	22
WATER SEWER	.06	44	RDS GROUNDS	.08	3
			SECURITY	.07	9
RDS GNDS SEC TOT	.45	43	ADMINISTRATIVE	.24	19
RDS GNDS TOTAL	.07	29			
RDS GNDS PAYRL	.07	3	TOTAL CONTRACTS	2.49	32
RDS GNDS CONTR	.05	26	CLEANING	1.37	31
RDS GNDS OTHER	.03	14	REPAIR MAINT	.44	28
SECURITY TOTAL	.33	43	RDS GROUNDS	.04	21
SEC PAYROLL	.07	13	SECURITY	.31	30
SEC CONTRACTS	.32	36	ADMINISTRATIVE	.60	25
SEC OTHER	.01	20			

U.S. PRIVATE SECTOR
SAN FRANCISCO
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	256,305 SQ FT				204,525 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	18.52	15.24	13.95	23.13
RETAIL AREA	25.70	20.43	11.34	35.09	6				
OTHER AREA	5.61	5.81			2				
TOTAL RENT	19.03	16.96	14.35	22.77	7				
MISCELLANEOUS	.06	.05	.03	.10	4				
TOTAL INCOME	19.07	16.97	14.39	22.83	7				
EXPENSE									
CLEANING	1.33	1.46	.98	1.65	7	1.67	1.65	1.18	1.93
REPAIR MAINT	.99	.92	.64	1.27	7	1.24	1.31	.64	1.66
UTILITIES	1.14	1.00	.83	1.31	7	1.34	1.16	.96	1.83
RDS GNDS SEC	.29	.30	.04	.53	6	.29	.30	.04	.53
ADMINISTRATIVE	.79	.78	.59	1.01	7	.79	.78	.58	1.01
TOTAL OPER EXP	4.51	3.97	3.56	5.20	7	5.56	4.57	3.97	6.71
FIXED EXPENSES	2.02	.84	.72	3.78	7	2.02	.84	.72	3.78
TOTAL OPER+FIXED	6.53	5.53	4.66	9.27	7	7.58	7.43	5.27	9.82
LEASING EXP	.86	.45	.29	2.10	6				
TOTAL PAYROLL	.43	.43			1				
TOTAL CONTRACT	2.80	2.55	2.31	3.09	4				

AVG SQFT OFC TEN	2413	6	AVG OFFICE OCCUPANCY	98.4	7
AVG SQFT RET TEN	3333	5	AVG RETAIL OCCUPANCY	00.0	6
AVG SQFT OFC WORK	273	5	AVG RATE YR-END RENT	19.86	7
			RENTABLE GROSS SQFT	.90	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.46	7	ADMIN TOTAL	.78	7
PAYROLL	.97	1	PAYROLL		
CONTRACT	1.04	7	MGMT FEES	.70	7
SUP MAT MISC	.06	6	LEGAL FEES	.02	3
TRASH REMOVAL	.05	6	AUDIT FEES	.04	4
			GEN OFC EXP	.01	3
REPR MAINT TOTAL	.92	7	OTHER ADM EXP	.05	4
PAYROLL	.43	3			
ELEVATOR	.23	7	FIXED EXP TOTAL	.84	7
HVAC	.12	2	REAL ESTATE TAX	.48	7
ELECTRICAL	.02	3	BUILDING INS	.25	6
STRUC ROOF	.32	2	PERS PROP TAX	.47	1
PLUMBING	.09	4	OTHER TAXES	1.37	4
FIRE LIFE SFTY	.04	2			
OTHER MAINT SUP	.14	7	LEASING EXPENSES	.46	6
			ADV PROMOTION	.01	1
UTILITIES TOTAL	1.00	7	COMM FEES	.32	6
ELECTRIC	.70	7	TENANT ALTS	.43	3
GAS	.24	6	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.22	1	TOTAL PAYROLL	.43	1
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.43	1
WATER SEWER	.07	7	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.30	6	ADMINISTRATIVE		
RDS GNDS TOTAL	.12	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.55	4
RDS GNDS CONTR	.12	2	CLEANING	1.28	4
RDS GNDS OTHER			REPAIR MAINT	.78	3
SECURITY TOTAL	.22	6	RDS GROUNDS		
SEC PAYROLL	.04	2	SECURITY	.32	3
SEC CONTRACTS	.33	3	ADMINISTRATIVE	.68	4
SEC OTHER	.13	1			

U.S. PRIVATE SECTOR
SAN FRANCISCO
DOWNTOWN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	947,307 SQ FT				834,655 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	17.82	17.65	11.40	23.46
RETAIL AREA	20.21	25.07	11.14	34.45	4				
OTHER AREA	3.65	3.65			1				
TOTAL RENT	20.43	22.53	17.35	24.89	12				
MISCELLANEOUS	.23	.28			2				
TOTAL INCOME	20.47	22.53	17.35	24.89	12				
EXPENSE									
CLEANING	1.59	1.69	1.38	1.79	13	1.79	1.69	1.43	2.10
REPAIR-MAINT	.98	.71	.37	1.58	13	1.08	.86	.43	1.58
UTILITIES	1.87	1.79	1.31	2.49	13	1.93	1.79	1.39	2.59
RDS GNDS SEC	.39	.25	.18	.62	13	.39	.25	.18	.62
ADMINISTRATIVE	1.23	1.09	.75	1.57	13	1.23	1.09	.75	1.57
TOTAL OPER EXP	6.04	5.97	4.76	7.76	13	6.64	6.82	5.15	7.88
FIXED EXPENSES	1.81	1.77	1.29	2.44	13	1.81	1.77	1.29	2.44
TOTAL OPER+FIXED	7.85	8.00	6.34	9.39	13	8.45	8.71	6.76	10.24
LEASING EXP	.58	.34	.12	1.22	7				
TOTAL PAYROLL	1.14	.84	.32	1.67	8				
TOTAL CONTRACT	3.04	2.88	2.44	3.83	7				

AVG SQFT OFC TEN	2382	13	AVG OFFICE OCCUPANCY	91.6	13
AVG SQFT RET TEN	4072	9	AVG RETAIL OCCUPANCY	97.4	9
AVG SQFT OFC WORK	248	13	AVG RATE YR-END RENT	23.20	8
			RENTABLE GROSS SQFT	.77	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.71	7	ADMIN TOTAL	1.14	7
PAYROLL	.86	2	PAYROLL	.50	4
CONTRACT	1.52	6	MGMT FEES	.89	5
SUP MAT MISC	.10	7	LEGAL FEES	.15	3
TRASH REMOVAL	.06	6	AUDIT FEES	.08	5
			GEN OFC EXP	.13	3
REPR MAINT TOTAL	.73	7	OTHER ADM EXP	.02	6
PAYROLL	.79	3			
ELEVATOR	.30	7	FIXED EXP TOTAL	1.89	7
HVAC	.05	4	REAL ESTATE TAX	1.67	7
ELECTRICAL	.01	5	BUILDING INS	.39	7
STRUCT ROOF	.01	4	PERS PROP TAX	.01	1
PLUMBING	.02	4	OTHER TAXES	.08	3
FIRE LIFE SFTY	.02	3			
OTHER MAINT SUP	.22	7	LEASING EXPENSES	.34	7
			ADV PROMOTION	.03	2
UTILITIES TOTAL	1.41	7	COMM FEES	.18	7
ELECTRIC	1.04	7	TENANT ALTS	.50	4
GAS	.24	7	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.47	5
PURCH CH WTR			CLEANING	.27	1
COAL			REPAIR MAINT	.74	2
WATER SEWER	.09	7	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.25	7	ADMINISTRATIVE	.50	4
RDS GNDS TOTAL	.02	5			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.50	5
RDS GNDS CONTR	.02	4	CLEANING	1.55	5
RDS GNDS OTHER	.01	2	REPAIR MAINT	.37	5
SECURITY TOTAL	.23	7	RDS GROUNDS	.01	3
SEC PAYROLL			SECURITY	.19	5
SEC CONTRACTS	.21	6	ADMINISTRATIVE	.55	5
SEC OTHER	.27	2			

U.S. PRIVATE SECTOR
SAN FRANCISCO
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS 4,277,044 SQ.FT.					4,070,678 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					13	17.90	18.48	12.52	22.00
RETAIL AREA	24.47	24.63	18.14	30.80	6				
OTHER AREA	1.25	1.16			3				
TOTAL RENT	17.22	17.47	11.93	19.98	18				
MISCELLANEOUS	.22	.19	.09	.37	8				
TOTAL INCOME	17.31	17.52	11.93	20.18	18				
EXPENSE									
CLEANING	1.60	1.52	1.22	1.83	22	1.68	1.63	1.35	1.99
REPAIR-MAINT	1.16	1.24	.76	1.48	22	1.21	1.26	.79	1.67
UTILITIES	1.70	1.50	1.34	1.99	22	1.76	1.60	1.43	2.09
RDS GNDS SEC	.47	.47	.25	.56	19	.47	.47	.25	.56
ADMINISTRATIVE	.84	.62	.38	1.19	22	.84	.62	.38	1.19
TOTAL OPER EXP	5.70	5.76	4.48	6.69	22	5.95	6.17	4.76	7.05
FIXED EXPENSES	2.07	2.00	1.10	2.68	20	2.07	2.00	1.10	2.68
TOTAL OPER+FIXED	7.61	7.17	6.30	8.87	22	7.98	7.58	6.54	9.18
LEASING EXP	.57	.25	.11	.63	12				
TOTAL PAYROLL	1.03	.86	.50	1.19	11				
TOTAL CONTRACT	2.88	2.49	1.40	3.64	14				

AVG SQFT OFC TEN	5003	21	AVG OFFICE OCCUPANCY	91.5	21
AVG SQFT RET TEN	4905	11	AVG RETAIL OCCUPANCY	95.5	11
AVG SQFT OFC WORK	228	19	AVG RATE YR-END RENT	24.95	17
			RENTABLE GROSS SQFT	.72	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.50	13
PAYROLL	1.69	1
CONTRACT	1.34	12
SUP MAT MISC	.09	13
TRASH REMOVAL	.06	10
REPR MAINT TOTAL	1.30	13
PAYROLL	.55	10
ELEVATOR	.31	13
HVAC	.07	12
ELECTRICAL	.06	12
STRUCT ROOF	.01	3
PLUMBING	.01	12
FIRE LIFE SFTY	.05	10
OTHER MAINT SUP	.19	13
UTILITIES TOTAL	1.47	13
ELECTRIC	1.42	13
GAS	.12	8
FUEL OIL		
PURCH STEAM	.25	4
PURCH CH WTR		
COAL		
WATER SEWER	.05	13
RDS GNDS SEC TOT	.48	13
RDS GNDS TOTAL	.06	8
RDS GNDS PAYRL		
RDS GNDS CONTR	.05	8
RDS GNDS OTHER	.01	4
SECURITY TOTAL	.42	13
SEC PAYROLL	.24	4
SEC CONTRACTS	.40	11
SEC OTHER	.02	4

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.61	12
PAYROLL	.36	6
MGMT FEES	.44	12
LEGAL FEES	.03	8
AUDIT FEES	.11	4
GEN OFC EXP	.13	10
OTHER ADM EXP	.01	7
FIXED EXP TOTAL	1.75	13
REAL ESTATE TAX	1.31	13
BUILDING INS	.38	13
PERS PROP TAX	.05	6
OTHER TAXES	.04	4
LEASING EXPENSES	.26	7
ADV PROMOTION	.18	3
COMM FEES	.18	5
TENANT ALTS	.45	3
BUY-OUTS	.10	1
TOTAL PAYROLL	.77	7
CLEANING	1.69	1
REPAIR MAINT	.57	6
RDS GROUNDS		
SECURITY	.24	3
ADMINISTRATIVE	.20	4
TOTAL CONTRACTS	2.26	9
CLEANING	1.31	8
REPAIR MAINT	.39	8
RDS GROUNDS	.05	7
SECURITY	.35	8
ADMINISTRATIVE	.41	8

U.S. PRIVATE SECTOR
SAN FRANCISCO
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 4,693,542 SQ.FT.					4,530,914 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	26.16	26.72	20.74	29.69
RETAIL AREA	17.97	21.87	3.40	27.46	5				
OTHER AREA	45.33	71.89	9.59	155.13	5				
TOTAL RENT	25.61	26.89	21.31	29.24	9				
MISCELLANEOUS	.13	.15	.09	.17	4				
TOTAL INCOME	25.67	26.89	21.47	29.24	9				
EXPENSE									
CLEANING	1.79	1.87	1.36	2.25	11	1.86	1.93	1.40	2.33
REPAIR MAINT	1.43	1.35	1.02	2.06	11	1.48	1.40	1.09	2.12
UTILITIES	2.03	1.89	1.55	2.32	11	2.10	1.90	1.60	2.45
RDS GNDS SEC	.60	.50	.29	.92	11	.60	.50	.29	.92
ADMINISTRATIVE	.75	.87	.35	1.00	11	.75	.87	.35	1.00
TOTAL OPER EXP	6.61	6.50	5.72	7.41	11	6.83	6.62	5.89	7.67
FIXED EXPENSES	1.45	1.42	1.01	1.65	11	1.45	1.42	1.01	1.65
TOTAL OPER+FIXED	8.06	8.04	7.29	8.58	11	8.28	8.39	7.63	8.75
LEASING EXP	.43	.16	.09	.82	7				
TOTAL PAYROLL	1.40	.80	.48	2.63	10				
TOTAL CONTRACT	3.10	2.83	2.24	3.95	8				

AVG SQFT OFC TEN	16371	10	AVG OFFICE OCCUPANCY	96.6	11
AVG SQFT RET TEN	2511	6	AVG RETAIL OCCUPANCY	98.4	7
AVG SQFT OFC WORK	227	10	AVG RATE YR-END RENT	28.38	8
			RENTABLE GROSS SQFT	.83	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.89	10
PAYROLL	1.68	5
CONTRACT	1.09	10
SUP MAT MISC	.09	9
TRASH REMOVAL	.07	8
REPR MAINT TOTAL	1.38	10
PAYROLL	.51	9
ELEVATOR	.33	9
HVAC	.14	8
ELECTRICAL	.05	7
STRUCT ROOF	.00	1
PLUMBING	.01	4
FIRE LIFE SFTY	.04	7
OTHER MAINT SUP	.22	9
UTILITIES TOTAL	1.98	10
ELECTRIC	1.75	9
GAS	.09	5
FUEL OIL	.00	2
PURCH STEAM	.21	5
PURCH CH WTR		
COAL		
WATER SEWER	.06	10
RDS GNDS SEC TOT	.51	10
RDS GNDS TOTAL	.08	7
RDS GNDS PAYRL	.07	2
RDS GNDS CONTR	.04	5
RDS GNDS OTHER	.07	3
SECURITY TOTAL	.40	10
SEC PAYROLL	.17	6
SEC CONTRACTS	.35	9
SEC OTHER	.02	7

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.91	8
PAYROLL	.28	6
MGMT FEES	.68	4
LEGAL FEES	.02	4
AUDIT FEES	.05	3
GEN OFC EXP	.05	7
OTHER ADM EXP	.09	4
FIXED EXP TOTAL	1.39	10
REAL ESTATE TAX	1.21	10
BUILDING INS	.22	10
PERS PROP TAX	.03	2
OTHER TAXES	.06	4
LEASING EXPENSES	.32	6
ADV PROMOTION	.04	3
COMM FEES	.18	4
TENANT ALTS	.37	4
BUY-OUTS	.09	2
TOTAL PAYROLL	.82	9
CLEANING	1.23	5
REPAIR MAINT	.51	7
RDS GROUNDS	.08	2
SECURITY	.07	5
ADMINISTRATIVE	.25	5
TOTAL CONTRACTS	2.83	8
CLEANING	1.61	8
REPAIR MAINT	.64	7
RDS GROUNDS	.04	5
SECURITY	.37	8
ADMINISTRATIVE	.74	6

U.S. PRIVATE SECTOR
SAN FRANCISCO
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 6,346,421 SQ.FT.					5,743,165 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	26.56	25.23	21.68	29.02
RETAIL AREA	21.15	20.77	17.62	28.23	7				
OTHER AREA	35.85	6.93	1.03	127.19	7				
TOTAL RENT	26.51	24.97	24.01	27.10	8				
MISCELLANEOUS	.47	.41	.29	.76	7				
TOTAL INCOME	26.94	25.19	24.20	27.64	8				
EXPENSE									
CLEANING	1.51	1.49	1.42	1.62	8	1.67	1.70	1.55	1.79
REPAIR-MAINT	1.32	1.25	1.12	1.47	8	1.44	1.36	1.22	1.54
UTILITIES	1.73	1.65	1.51	2.07	8	1.86	1.89	1.63	2.15
RDS GNDS SEC	.44	.44	.37	.50	8	.44	.44	.37	.50
ADMINISTRATIVE	.80	.66	.54	1.07	8	.80	.66	.54	1.07
TOTAL OPER EXP	5.80	5.71	5.56	6.13	8	6.34	6.32	6.06	6.75
FIXED EXPENSES	2.32	2.26	1.30	3.05	8	2.32	2.26	1.30	3.05
TOTAL OPER+FIXED	8.12	7.97	7.44	8.93	8	8.66	8.58	8.10	9.37
LEASING EXP	.40	.19	.14	.83	5				
TOTAL PAYROLL	1.12	.92	.82	1.37	6				
TOTAL CONTRACT	2.05	2.01	1.75	2.67	6				

AVG SQFT OFC TEN	18722	4	AVG OFFICE OCCUPANCY	94.8	4
AVG SQFT RET TEN	5162	3	AVG RETAIL OCCUPANCY	00.0	3
AVG SQFT OFC WORK	274	4	AVG RATE YR-END RENT	32.50	6
			RENTABLE GROSS SQFT	.86	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.49	7	ADMIN TOTAL	.57	7
PAYROLL	.61	2	PAYROLL	.36	7
CONTRACT	1.34	7	MGMT FEES	.73	2
SUP MAT MISC	.11	6	LEGAL FEES	.05	6
TRASH REMOVAL	.08	7	AUDIT FEES	.04	6
			GEN OFC EXP	.06	6
REPR MAINT TOTAL	1.27	7	OTHER ADM EXP	.03	5
PAYROLL	.59	7			
ELEVATOR	.31	7	FIXED EXP TOTAL	2.17	7
HVAC	.04	7	REAL ESTATE TAX	1.66	7
ELECTRICAL	.04	7	BUILDING INS	.54	7
STRUCT ROOF	.11	5	PERS PROP TAX	.03	1
PLUMBING	.01	6	OTHER TAXES	.33	2
FIRE LIFE SFTY	.02	1			
OTHER MAINT SUP	.20	7	LEASING EXPENSES	.19	5
			ADV PROMOTION	.04	1
UTILITIES TOTAL	1.68	7	COMM FEES	.19	5
ELECTRIC	1.52	7	TENANT ALTS	.76	1
GAS	.11	6	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.36	1	TOTAL PAYROLL	.92	6
PURCH CH WTR			CLEANING	.61	2
COAL			REPAIR MAINT	.59	6
WATER SEWER	.05	7	RDS GROUNDS	.07	1
			SECURITY	.05	1
RDS GNDS SEC TOT	.44	7	ADMINISTRATIVE	.30	6
RDS GNDS TOTAL	.11	7			
RDS GNDS PAYRL	.07	1	TOTAL CONTRACTS	2.01	6
RDS GNDS CONTR	.05	7	CLEANING	1.36	6
RDS GNDS OTHER	.07	5	REPAIR MAINT	.32	5
SECURITY TOTAL	.31	7	RDS GROUNDS	.03	6
SEC PAYROLL	.05	1	SECURITY	.26	6
SEC CONTRACTS	.30	7	ADMINISTRATIVE	.81	2
SEC OTHER	.01	6			

U.S. PRIVATE SECTOR
SAN FRANCISCO
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 580,321 SQ.FT.					580,321 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	17.55	18.73		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17.55	18.73			3				
MISCELLANEOUS	.23	.24			2				
TOTAL INCOME	17.72	18.95			3				
EXPENSE									
CLEANING	.65	.71	.54	.94	4	.65	.71	.54	.94
REPAIR-MAINT	.47	.45	.35	.77	4	.47	.45	.35	.77
UTILITIES	1.55	1.79	1.41	1.93	4	1.55	1.79	1.41	1.93
RDS GNDS SEC	.48	.31	.19	1.18	4	.48	.31	.19	1.18
ADMINISTRATIVE	.83	.35			3	.83	.35		
TOTAL OPER EXP	3.87	3.67	3.49	4.77	4	3.87	3.67	3.49	4.77
FIXED EXPENSES	2.01	1.90	1.80	2.09	4	2.01	1.90	1.80	2.09
TOTAL OPER+FIXED	5.88	5.76	5.49	6.67	4	5.88	5.76	5.49	6.67
LEASING EXP	.65	.65			1				
TOTAL PAYROLL	.33	.33	.26	.42	4				
TOTAL CONTRACT	1.65	1.55			2				

AVG SQFT OFC TEN	31076	3	AVG OFFICE OCCUPANCY	99.2	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	268	3	AVG RATE YR-END RENT	17.00	3
			RENTABLE GROSS SQFT	.92	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
SAN FRANCISCO
SUBURBAN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	501,828 SQ FT					501,828 SQ FT.		
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	17.55	18.73		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17.55	18.73			3				
MISCELLANEOUS	.23	.24			2				
TOTAL INCOME	17.72	18.95			3				
EXPENSE									
CLEANING	.58	.63			3	.58	.63		
REPAIR-MAINT	.39	.37			3	.39	.37		
UTILITIES	1.54	1.92			3	1.54	1.92		
RDS GNDS SEC	.25	.27			3	.25	.27		
ADMINISTRATIVE	.83	.35			3	.83	.35		
TOTAL OPER EXP	3.58	3.54			3	3.58	3.54		
FIXED EXPENSES	2.05	2.00			3	2.05	2.00		
TOTAL OPER+FIXED	5.82	5.72			3	5.82	5.72		
LEASING EXP	.65	.65			1				
TOTAL PAYROLL	.32	.30			3				
TOTAL CONTRACT	1.65	1.55			2				

AVG SQFT OFC TEN	31076	3	AVG OFFICE OCCUPANCY	99.1	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	286	2	AVG RATE YR-END RENT	17.00	3
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
SAN JOSE
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	212,310 SQ FT.					212,310 SQ FT.		
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	20.28	15.65	14.42	18.70
RETAIL AREA									
OTHER AREA									
TOTAL RENT	20.28	15.65	14.42	18.70	4				
MISCELLANEOUS	.09	.09			1				
TOTAL INCOME	20.36	15.65	14.42	18.75	4				
EXPENSE									
CLEANING	.92	.94	.68	1.07	4	.92	.94	.68	1.07
REPAIR MAINT	.81	1.94	1.08	3.14	4	.81	1.94	1.08	3.14
UTILITIES	1.87	1.24	.94	1.66	4	1.87	1.24	.94	1.66
RDS GNDS SEC	.41	.28			2	.41	.28		
ADMINISTRATIVE	.74	1.65	1.15	1.77	4	.74	1.65	1.15	1.77
TOTAL OPER EXP	4.73	6.02	4.99	6.77	4	4.73	6.02	4.99	6.77
FIXED EXPENSES	1.95	1.05	.70	1.71	4	1.95	1.05	.70	1.71
TOTAL OPER+FIXED	6.68	7.00	6.35	7.83	4	6.68	7.00	6.35	7.83
LEASING EXP	.62	.36	.07	.66	4				
TOTAL PAYROLL	.31	.19			2				
TOTAL CONTRACT	2.03	2.03			1				

AVG SQFT OFC TEN	2893	4	AVG OFFICE OCCUPANCY	92.8	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	284	4	AVG RATE YR-END RENT	19.00	4
			RENTABLE GROSS SQFT	.90	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.94	4	ADMIN TOTAL	1.65	4
PAYROLL	.11	1	PAYROLL	1.25	3
CONTRACT	.65	4	MGMT FEES	.61	1
SUP MAT MISC	.19	4	LEGAL FEES	.02	1
TRASH REMOVAL	.09	4	AUDIT FEES	.03	1
REPR MAINT TOTAL	1.94	4	GEN OFC EXP		
PAYROLL	.61	4	OTHER ADM EXP	.42	3
ELEVATOR	.14	1	FIXED EXP TOTAL	1.05	4
HVAC	.35	2	REAL ESTATE TAX	.87	4
ELECTRICAL	.08	2	BUILDING INS	.20	4
STRUCT ROOF	.19	2	PERS PROP TAX		
PLUMBING	.03	3	OTHER TAXES		
FIRE LIFE SFTY	.01	1	LEASING EXPENSES	.36	4
OTHER MAINT SUP	.78	4	ADV PROMOTION	.07	3
UTILITIES TOTAL	1.24	4	COMM FEES	.43	2
ELECTRIC	1.07	4	TENANT ALTS		
GAS	.22	3	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL	.19	2
PURCH STEAM			CLEANING	.09	2
PURCH CH WTR			REPAIR MAINT	.21	1
COAL			RDS GROUNDS		
WATER SEWER	.05	4	SECURITY		
RDS GNDS SEC TOT	.28	2	ADMINISTRATIVE		
RDS GNDS TOTAL	.14	2	TOTAL CONTRACTS	2.03	1
RDS GNDS PAYRL			CLEANING	.69	1
RDS GNDS CONTR	.14	2	REPAIR MAINT	.28	1
RDS GNDS OTHER	.00	1	RDS GROUNDS	.12	1
SECURITY TOTAL	.29	1	SECURITY	.28	1
SEC PAYROLL			ADMINISTRATIVE	.66	1
SEC CONTRACTS	.28	1			
SEC OTHER	.01	1			

U.S. PRIVATE SECTOR
SAN JOSE
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	15,810 SQ.FT.				15,810 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	15.05	14.59		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15.05	14.59			3				
MISCELLANEOUS									
TOTAL INCOME	15.05	14.59			3				
EXPENSE									
CLEANING	.90	.96			3	.90	.96		
REPAIR-MAINT	2.59	2.42			3	2.59	2.42		
UTILITIES	1.14	1.08			3	1.14	1.08		
RDS GNDS SEC	.16	.16			1	.16	.16		
ADMINISTRATIVE	1.71	1.67			3	1.71	1.67		
TOTAL OPER EXP	6.39	6.65			3	6.39	6.65		
FIXED EXPENSES	.91	.72			3	.91	.72		
TOTAL OPER+FIXED	7.29	7.37			3	7.29	7.37		
LEASING EXP	.35	.07			3				
TOTAL PAYROLL	.07	.07			1				
TOTAL CONTRACT									

AVG SQFT OFC TEN	368	3	AVG OFFICE OCCUPANCY	00.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	170	3	AVG RATE YR-END RENT	18.00	3
			RENTABLE GROSS SQFT	.87	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.96	3	ADMIN TOTAL	1.67	3
PAYROLL			PAYROLL	1.25	3
CONTRACT	.62	3	MGMT FEES		
SUP MAT MISC	.19	3	LEGAL FEES		
TRASH REMOVAL	.09	3	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	2.42	3	OTHER ADM EXP	.42	3
PAYROLL	.63	3			
ELEVATOR			FIXED EXP TOTAL	.72	3
HVAC	.56	1	REAL ESTATE TAX	.53	3
ELECTRICAL	.08	2	BUILDING INS	.19	3
STRUCT ROOF	.19	2	PERS PROP TAX		
PLUMBING	.03	3	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	1.07	3	LEASING EXPENSES	.07	3
			ADV PROMOTION	.07	3
UTILITIES TOTAL	1.08	3	COMM FEES	.22	1
ELECTRIC	1.01	3	TENANT ALTS		
GAS	.21	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.07	1
PURCH CH WTR			CLEANING	.07	1
COAL			REPAIR MAINT		
WATER SEWER	.05	3	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.16	1	ADMINISTRATIVE		
RDS GNDS TOTAL	.16	1			
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR	.16	1	CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
SAN JOSE
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	636,074 SQ.FT.				560,351 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					16	21.36	17.56	11.88	23.99
RETAIL AREA	17.05	16.11			10				
OTHER AREA									
TOTAL RENT	20.84	17.56	11.92	22.80	16				
MISCELLANEOUS	.09	.09			14				
TOTAL INCOME	20.93	17.65	11.98	22.85	16				
EXPENSE									
CLEANING	.92	.97	.70	1.03	16	1.04	.98	.70	1.17
REPAIR-MAINT	.91	.87	.59	1.03	16	1.01	.87	.59	1.18
UTILITIES	1.66	1.48	1.38	1.86	16	1.83	1.57	1.38	2.05
RDS GNDS SEC	.07	.11	.02	.19	15	.07	.11	.02	.19
ADMINISTRATIVE	1.43	1.46	.49	1.61	16	1.43	1.46	.49	1.61
TOTAL OPER EXP	4.99	4.79	3.78	5.14	16	5.59	4.97	3.78	5.81
FIXED EXPENSES	1.05	.91	.71	1.87	16	1.05	.91	.71	1.87
TOTAL OPER+FIXED	6.04	6.02	4.99	6.35	16	6.64	6.09	4.99	7.08
LEASING EXP	.32	.46	.04	1.07	15				
TOTAL PAYROLL	.87	.87			4				
TOTAL CONTRACT	1.85	1.79			6				

AVG SQFT OFC TEN	3926	16	AVG OFFICE OCCUPANCY	96.0	16
AVG SQFT RET TEN	4897	6	AVG RETAIL OCCUPANCY	00.0	6
AVG SQFT OFC WORK	308	10	AVG RATE YR-END RENT	22.08	16
			RENTABLE GROSS SQFT	.93	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.98	9	ADMIN TOTAL	1.51	9
PAYROLL			PAYROLL	.47	8
CONTRACT	.93	9	MGMT FEES	.75	9
SUP MAT MISC	.01	1	LEGAL FEES	.04	1
TRASH REMOVAL	.05	9	AUDIT FEES		
			GEN OFC EXP	.12	5
REPR MAINT TOTAL	.87	9	OTHER ADM EXP	.25	8
PAYROLL	.47	4			
ELEVATOR	.07	5	FIXED EXP TOTAL	.91	9
HVAC	.20	9	REAL ESTATE TAX	.66	9
ELECTRICAL	.17	1	BUILDING INS	.22	9
STRUCT ROOF	.04	5	PERS PROP TAX		
PLUMBING	.00	9	OTHER TAXES	.00	4
FIRE LIFE SFTY	.03	8			
OTHER MAINT SUP	.30	9	LEASING EXPENSES	.42	8
			ADV PROMOTION	.00	8
UTILITIES TOTAL	1.48	9	COMM FEES	.02	4
ELECTRIC	1.24	9	TENANT ALTS	.10	4
GAS	.16	9	BUY-OUTS	.72	4
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.87	4
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.47	4
WATER SEWER	.08	9	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.10	8	ADMINISTRATIVE	.40	4
RDS GNDS TOTAL	.19	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.75	5
RDS GNDS CONTR	.19	4	CLEANING	.81	5
RDS GNDS OTHER			REPAIR MAINT	.20	1
SECURITY TOTAL	.01	4	RDS GROUNDS	.19	4
SEC PAYROLL			SECURITY		
SEC CONTRACTS	.01	4	ADMINISTRATIVE	.75	5
SEC OTHER					

U.S. PRIVATE SECTOR
SEATTLE
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS 4,338,956 SQ.FT.					3,791,374 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					18	12.07	12.43	10.08	14.14
RETAIL AREA	16.92	10.39	6.56	32.37	11				
OTHER AREA	1.72	3.53	.30	4.47	7				
TOTAL RENT	12.15	12.27	8.58	14.08	19				
MISCELLANEOUS	.12	.14	.04	.16	12				
TOTAL INCOME	12.22	12.41	8.66	14.16	19				
EXPENSE									
CLEANING	.95	.90	.65	1.18	19	1.09	1.14	.78	1.37
REPAIR-MAINT	.86	.80	.55	1.19	19	.98	.93	.79	1.30
UTILITIES	.77	.84	.56	1.07	19	.87	1.02	.80	1.13
RDS GNDS SEC	.15	.10	.04	.15	17	.15	.10	.04	.15
ADMINISTRATIVE	.95	.87	.60	1.26	19	.95	.87	.60	1.26
TOTAL OPER EXP	3.67	3.52	2.61	4.86	19	4.19	4.76	3.27	5.39
FIXED EXPENSES	.63	.78	.12	1.03	19	.63	.78	.12	1.03
TOTAL OPER+FIXED	4.30	4.57	3.15	5.17	19	4.82	5.17	4.11	6.17
LEASING EXP	.15	.11	.07	.26	17				
TOTAL PAYROLL	1.39	.76	.38	1.95	14				
TOTAL CONTRACT	1.09	1.24	.54	1.86	17				

AVG SQFT OFC TEN	5383	17	AVG OFFICE OCCUPANCY	93.0	17
AVG SQFT RET TEN	3058	15	AVG RETAIL OCCUPANCY	96.7	15
AVG SQFT OFC WORK	310	8	AVG RATE YR-END RENT	17.25	18
			RENTABLE GROSS SQFT	.85	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.00	16	ADMIN TOTAL	.90	16
PAYROLL	.95	6	PAYROLL	.75	7
CONTRACT	.50	15	MGMT FEES	.57	16
SUP MAT MISC	.05	11	LEGAL FEES	.08	12
TRASH REMOVAL	.08	15	AUDIT FEES	.04	10
			GEN OFC EXP	.08	15
REPR MAINT TOTAL	.85	16	OTHER ADM EXP	.12	13
PAYROLL	.27	7			
ELEVATOR	.21	15	FIXED EXP TOTAL	.71	16
HVAC	.13	15	REAL ESTATE TAX	.76	11
ELECTRICAL	.04	16	BUILDING INS	.09	16
STRUCT ROOF	.04	5	PERS PROP TAX	.00	3
PLUMBING	.01	7	OTHER TAXES	.03	9
FIRE LIFE SFTY	.01	10			
OTHER MAINT SUP	.38	16	LEASING EXPENSES	.13	16
			ADV PROMOTION	.02	11
UTILITIES TOTAL	.84	16	COMM/FEES	.04	12
ELECTRIC	.60	16	TENANT ALTS	.13	10
GAS	.02	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.34	7	TOTAL PAYROLL	.78	12
PURCH CH WTR			CLEANING	.95	6
COAL			REPAIR MAINT	.25	8
WATER SEWER	.03	16	RDS GROUNDS	.09	1
			SECURITY	.03	3
RDS GNDS SEC TOT	.10	14	ADMINISTRATIVE	.70	6
RDS GNDS TOTAL	.03	11			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.56	15
RDS GNDS CONTR	.03	9	CLEANING	.58	14
RDS GNDS OTHER	.00	2	REPAIR MAINT	.27	14
SECURITY TOTAL	.08	13	RDS GROUNDS	.03	8
SEC PAYROLL	.02	5	SECURITY	.08	12
SEC CONTRACTS	.09	10	ADMINISTRATIVE	.59	14
SEC OTHER	.04	2			

U.S. PRIVATE SECTOR
SEATTLE
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 1,836,382 SQ.FT.					1,471,635 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	12.40	12.41	10.54	13.43
RETAIL AREA	11.68	9.77	7.54	26.37	8				
OTHER AREA	1.33	1.08	.21	62.20	5				
TOTAL RENT	11.03	11.79	8.58	13.32	10				
MISCELLANEOUS	.10	.09	.03	.21	6				
TOTAL INCOME	11.08	11.83	8.66	13.32	10				
EXPENSE									
CLEANING	.91	.91	.70	1.19	10	1.13	1.24	.87	1.43
REPAIR-MAINT	.98	1.12	.63	1.33	10	1.22	1.20	.93	1.55
UTILITIES	.90	.98	.65	1.18	10	1.11	1.06	1.01	1.28
RDS GNDS SEC	.11	.10	.02	.13	9	.11	.10	.02	.13
ADMINISTRATIVE	1.05	1.08	.69	1.40	10	1.05	1.08	.69	1.40
TOTAL OPER EXP	3.94	4.36	2.78	4.94	10	4.91	5.22	4.07	5.79
FIXED EXPENSES	.48	.58	.11	1.01	10	.48	.56	.11	1.01
TOTAL OPER+FIXED	4.42	4.90	3.15	5.46	10	5.39	5.53	5.06	6.23
LEASING EXP	.12	.07	.05	.18	9				
TOTAL PAYROLL	1.31	.94	.49	2.06	6				
TOTAL CONTRACT	1.31	.77	.47	3.32	9				

AVG SQFT OFC TEN	2894	10	AVG OFFICE OCCUPANCY	93.4	10
AVG SQFT RET TEN	3771	10	AVG RETAIL OCCUPANCY	98.1	10
AVG SQFT OFC WORK	270	3	AVG RATE YR-END RENT	16.11	9
			RENTABLE GROSS SQFT	.77	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.08	8	ADMIN TOTAL	1.17	8
PAYROLL	.83	4	PAYROLL	.75	5
CONTRACT	.37	8	MGMT FEES	.40	8
SUP MAT MISC	.05	5	LEGAL FEES	.08	5
TRASH REMOVAL	.07	8	AUDIT FEES	.04	5
			GEN OFC EXP	.07	8
REPR MAINT TOTAL	1.14	8	OTHER ADM EXP	.08	8
PAYROLL	.31	1			
ELEVATOR	.17	8	FIXED EXP TOTAL	.28	8
HVAC	.17	7	REAL ESTATE TAX	.73	4
ELECTRICAL	.06	8	BUILDING INS	.08	6
STRUCT ROOF	.06	1	PERS PROP TAX	.00	1
PLUMBING	.02	1	OTHER TAXES	.02	7
FIRE LIFE SFTY	.01	4			
OTHER MAINT SUP	.56	8	LEASING EXPENSES	.07	8
			ADV PROMOTION	.02	7
UTILITIES TOTAL	.98	8	COMM FEES	.04	8
ELECTRIC	.61	8	TENANT ALTS	.03	4
GAS	.02	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.34	7	TOTAL PAYROLL	1.10	5
PURCH CH WTR			CLEANING	.83	4
COAL			REPAIR MAINT	.22	2
WATER SEWER	.07	8	RDS GROUNDS	.09	1
			SECURITY		
RDS GNDS SEC TOT	.09	7	ADMINISTRATIVE	.70	4
RDS GNDS TOTAL	.03	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.07	8
RDS GNDS CONTR	.03	4	CLEANING	.37	8
RDS GNDS OTHER			REPAIR MAINT	.27	7
SECURITY TOTAL	.06	7	RDS GROUNDS	.03	4
SEC PAYROLL	.01	2	SECURITY	.06	7
SEC CONTRACTS	.09	5	ADMINISTRATIVE	.40	8
SEC OTHER					

U.S. PRIVATE SECTOR
SHREVEPORT
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA 13 BLDS 927,091 SQ.FT.					TOTAL OFFICE RENTABLE AREA 901,647 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					12	8.84	9.42	7.46	11.89
RETAIL AREA	7.96	8.12			2				
OTHER AREA	5.25	4.40			2				
TOTAL RENT	8.77	9.31	7.46	11.89	12				
MISCELLANEOUS	.27	.19	.11	.70	8				
TOTAL INCOME	9.04	9.46	7.57	12.58	12				
EXPENSE									
CLEANING	.61	.58	.46	.72	13	.63	.58	.48	.77
REPAIR-MAINT	1.22	.88	.66	1.51	13	1.25	.94	.66	1.59
UTILITIES	1.47	1.15	.95	1.75	13	1.49	1.16	.99	1.75
RDS GNDS SEC	.26	.15	.02	.71	12	.26	.15	.02	.71
ADMINISTRATIVE	.86	.65	.46	.81	13	.86	.65	.46	.81
TOTAL OPER EXP	4.37	4.01	3.07	4.80	13	4.47	4.01	3.07	4.80
FIXED EXPENSES	2.74	2.08	.65	8.64	13	2.74	2.08	.65	8.64
TOTAL OPER+FIXED	7.11	7.26	4.33	12.64	13	7.21	7.26	4.53	12.64
LEASING EXP	.14	.08	.05	.24	11				
TOTAL PAYROLL	1.17	.86	.53	1.50	8				
TOTAL CONTRACT	1.05	1.09	.70	1.50	12				

AVG SQFT OFC TEN	4094	13	AVG OFFICE OCCUPANCY	89.5	13
AVG SQFT RET TEN	1183	2	AVG RETAIL OCCUPANCY	79.2	2
AVG SQFT OFC WORK	338	12	AVG RATE YR-END RENT	9.39	12
			RENTABLE GROSS SQFT	.88	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.73	6	ADMIN TOTAL	.65	6
PAYROLL	.26	6	PAYROLL	.57	1
CONTRACT	.54	2	MGMT FEES	.33	5
SUP MAT MISC	.05	6	LEGAL FEES	.04	5
TRASH REMOVAL	.02	5	AUDIT FEES	.10	5
REPR MAINT TOTAL	.85	6	GEN OFC EXP	.04	6
PAYROLL	.78	2	OTHER ADM EXP	.16	5
ELEVATOR	.19	2	FIXED EXP TOTAL	.54	6
HVAC	.10	6	REAL ESTATE TAX	.40	6
ELECTRICAL	.10	6	BUILDING INS	.12	6
STRUCT ROOF			PERS PROP TAX	2.39	1
PLUMBING	.02	6	OTHER TAXES	.01	1
FIRE LIFE SFTY	.17	1	LEASING EXPENSES	.43	5
OTHER MAINT SUP	.23	6	ADV PROMOTION	.04	5
UTILITIES TOTAL	.93	6	COMM FEES	.38	5
ELECTRIC	.85	6	TENANT ALTS	.02	1
GAS	.12	2	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL	.88	6
PURCH STEAM			CLEANING	.26	6
PURCH CH WTR			REPAIR MAINT	.78	2
COAL			RDS GROUNDS		
WATER SEWER	.05	6	SECURITY	.13	1
RDS GNDS SEC TOT	.15	6	ADMINISTRATIVE	.57	1
RDS GNDS TOTAL	.08	4	TOTAL CONTRACTS	1.18	6
RDS GNDS PAYRL			CLEANING	.54	2
RDS GNDS CONTR	.05	4	REPAIR MAINT	.29	6
RDS GNDS OTHER	.02	4	RDS GROUNDS	.05	4
SECURITY TOTAL	.08	6	SECURITY	.08	6
SEC PAYROLL	.13	1	ADMINISTRATIVE	.51	5
SEC CONTRACTS	.08	6			
SEC OTHER	.01	1			

U.S. PRIVATE SECTOR
SHREVEPORT
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA 3 BLDS 65,051 SQ.FT.					TOTAL OFFICE RENTABLE AREA 65,051 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	10.92	11.34		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.92	11.34			3				
MISCELLANEOUS	.51	.26			3				
TOTAL INCOME	11.43	11.61			3				
EXPENSE									
CLEANING	.64	.60			3	.64	.60		
REPAIR MAINT	1.10	1.18			3	1.10	1.18		
UTILITIES	1.27	1.08			3	1.27	1.08		
RDS GNDS SEC	.57	.95			3	.57	.95		
ADMINISTRATIVE	.59	.65			3	.59	.65		
TOTAL OPER EXP	4.17	4.07			3	4.17	4.07		
FIXED EXPENSES	7.53	8.30			3	7.53	8.30		
TOTAL OPER+FIXED	11.70	12.24			3	11.70	12.24		
LEASING EXP	.08	.08			3				
TOTAL PAYROLL									
TOTAL CONTRACT	1.31	1.83			3				

AVG SQFT OFC TEN	3714	3	AVG OFFICE OCCUPANCY	91.3	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	356	3	AVG RATE YR-END RENT	8.33	3
			RENTABLE GROSS SQFT	.93	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
SHREVEPORT
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 772,166 SQ.FT.					746,722 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	8.15	7.99	6.13	10.25
RETAIL AREA	7.96	8.12			2				
OTHER AREA	5.25	4.40			2				
TOTAL RENT	8.09	7.94	6.06	10.20	4				
MISCELLANEOUS	14	15	09	19	4				
TOTAL INCOME	8.23	8.13	6.25	10.29	4				
EXPENSE									
CLEANING	82	.71	.39	.77	5	84	.71	.41	.82
REPAIR MAINT	1.29	.85	.59	2.01	5	1.33	.98	.59	2.08
UTILITIES	1.55	1.36	1.08	1.92	5	1.57	1.36	1.14	1.92
RDS GNDS SEC	.25	.18	.01	.41	4	.25	.18	.01	.41
ADMINISTRATIVE	.92	.71	.50	1.44	5	.92	.71	.50	1.44
TOTAL OPER EXP	4.58	4.21	3.34	5.49	5	4.70	4.49	3.55	5.49
FIXED EXPENSES	1.41	.81	.85	2.08	5	1.41	.81	.85	2.08
TOTAL OPER+FIXED	5.99	4.98	4.33	7.26	5	6.12	5.26	4.53	7.26
LEASING EXP	.15	.07			3				
TOTAL PAYROLL	1.20	.88	.66	1.50	4				
TOTAL CONTRACT	1.07	1.13	.77	1.28	4				

AVG SQFT OFC TEN	4121	5	AVG OFFICE OCCUPANCY	89.4	5
AVG SQFT RET TEN	1183	2	AVG RETAIL OCCUPANCY	79.2	2
AVG SQFT OFC WORK	332	4	AVG RATE YR-END RENT	10.13	4
			RENTABLE GROSS SQFT	.85	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			PDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
SHREVEPORT
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 152,313 SQ.FT.					143,238 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	6.80	7.63	5.46	9.18
RETAIL AREA	8.27	7.28			2				
OTHER AREA									
TOTAL RENT	6.67	7.63	5.49	8.88	4				
MISCELLANEOUS	.08	.08			1				
TOTAL INCOME	6.68	7.63	5.49	8.92	4				
EXPENSE									
CLEANING	.69	.68	.53	.75	4	.74	.74	.58	.82
REPAIR MAINT	.42	.46	.33	.64	4	.45	.50	.34	.73
UTILITIES	1.16	1.01	.94	1.31	4	1.24	1.11	1.00	1.41
RDS GNDS SEC	.12	.09	.03	.17	4	.12	.09	.03	.17
ADMINISTRATIVE	.60	.60	.54	.78	4	.60	.60	.54	.78
TOTAL OPER EXP	3.00	2.98	2.81	3.22	4	3.18	3.31	3.07	3.42
FIXED EXPENSES	1.67	1.09	.78	5.59	4	1.67	1.09	.78	5.59
TOTAL OPER+FIXED	4.66	4.25	3.59	8.81	4	4.85	4.25	3.85	9.01
LEASING EXP	.69	.65			3				
TOTAL PAYROLL	.83	.82			2				
TOTAL CONTRACT	.87	.81			3				

AVG SQFT OFC TEN	2777	4	AVG OFFICE OCCUPANCY	71.7	4
AVG SQFT RET TEN	997	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	266	4	AVG RATE YR-END RENT	9.69	4
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.69	3	ADMIN TOTAL	.57	3
PAYROLL	.60	3	PAYROLL	.40	3
CONTRACT	.40	1	MGMT FEES		
SUP MAT MISC	.07	3	LEGAL FEES		
TRASH REMOVAL	.03	3	AUDIT FEES	.02	1
REPR MAINT TOTAL	.44	3	GEN OFC EXP	.02	3
PAYROLL			OTHER ADM EXP	.19	2
ELEVATOR	.02	3	FIXED EXP TOTAL	1.06	3
HVAC	.20	3	REAL ESTATE TAX	.94	3
ELECTRICAL	.02	3	BUILDING INS	.12	3
STRUCT ROOF			PERS PROP TAX	.01	2
PLUMBING			OTHER TAXES	.01	2
FIRE LIFE SFTY			LEASING EXPENSES	.65	3
OTHER MAINT SUP	.15	3	ADV PROMOTION	.03	2
UTILITIES TOTAL	1.01	3	COMM FEES	.07	2
ELECTRIC	.96	3	TENANT ALTS	.64	3
GAS	.08	1	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL	.82	2
PURCH STEAM			CLEANING	.40	2
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS	.08	1
WATER SEWER	.04	3	SECURITY	.38	1
RDS GNDS SEC TOT	.15	3	ADMINISTRATIVE	.40	1
RDS GNDS TOTAL	.07	3	TOTAL CONTRACTS	.89	2
RDS GNDS PAYRL			CLEANING	.43	1
RDS GNDS CONTR	.07	2	REPAIR MAINT	.28	2
RDS GNDS OTHER	.01	3	RDS GROUNDS	.07	1
SECURITY TOTAL	.05	3	SECURITY	.07	2
SEC PAYROLL	.08	1	ADMINISTRATIVE	.57	1
SEC CONTRACTS	.05	3			
SEC OTHER					

U.S. PRIVATE SECTOR
SHREVEPORT
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	101,209 SQ.FT.				92,134 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	6.77	8.39		
RETAIL AREA	8.27	7.28			2				
OTHER AREA									
TOTAL RENT	6.57	8.39			3				
MISCELLANEOUS	.08	.08			1				
TOTAL INCOME	6.58	8.39			3				
EXPENSE									
CLEANING	.70	.69			3	.77	.81		
REPAIR MAINT	.39	.44			3	.43	.53		
UTILITIES	1.24	1.01			3	1.36	1.21		
RDS GNDS SEC	.08	.03			3	.08	.03		
ADMINISTRATIVE	.62	.63			3	.62	.63		
TOTAL OPER EXP	3.03	3.04			3	3.33	3.40		
FIXED EXPENSES	1.97	1.12			3	1.97	1.12		
TOTAL OPER+FIXED	5.00	4.52			3	5.30	4.52		
LEASING EXP	.55	.54			2				
TOTAL PAYROLL	.60	.60			1				
TOTAL CONTRACT	.55	.57			2				

AVG SQFT OFC TEN	2781	3	AVG OFFICE OCCUPANCY	75.5	3
AVG SQFT RET TEN	997	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	295	3	AVG RATE YR END RENT	9.59	3
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL					
PAYROLL			FIXED EXP TOTAL		
ELEVATOR			REAL ESTATE TAX		
HVAC			BUILDING INS		
ELECTRICAL			PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING					
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL			TENANT ALTS		
ELECTRIC					
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
SPOKANE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	889,082 SQ.FT.				804,488 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	11.31	10.92	8.57	12.63
RETAIL AREA	16.05	15.78			3				
OTHER AREA	4.75	4.66			2				
TOTAL RENT	11.37	10.95	8.30	13.13	6				
MISCELLANEOUS	.47	.07	.03	.49	4				
TOTAL INCOME	11.72	10.97	8.30	13.61	6				
EXPENSE									
CLEANING	.84	.79	.74	.94	6	.89	.81	.74	1.06
REPAIR-MAINT	.90	.77	.67	1.12	6	.95	.81	.67	1.19
UTILITIES	1.37	1.44	1.20	1.66	6	1.45	1.44	1.29	1.80
RDS. GNDS. SEC	.21	.18	.08	.27	6	.21	.18	.08	.27
ADMINISTRATIVE	.65	.51	.36	.86	6	.65	.51	.36	.86
TOTAL OPER EXP	3.95	4.05	3.35	4.19	6	4.22	4.05	3.64	4.53
FIXED EXPENSES	.64	.77	.30	.95	6	.64	.77	.30	.95
TOTAL OPER+FIXED	4.59	4.82	3.65	5.05	6	4.86	4.83	3.95	5.37
LEASING EXP	.33	.12	.05	1.14	6				
TOTAL PAYROLL	.43	.48	.22	.50	5				
TOTAL CONTRACT	1.81	1.75	1.56	2.47	5				

AVG SQFT OFC TEN	4911	6	AVG OFFICE OCCUPANCY	94.0	6
AVG SQFT RET TEN	3264	3	AVG RETAIL OCCUPANCY	95.6	3
AVG SQFT OFC WORK	232	6	AVG RATE YR END RENT	12.85	5
			RENTABLE GROSS SQFT	.84	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.79	4	ADMIN TOTAL	.55	4
PAYROLL			PAYROLL	.21	2
CONTRACT	.71	4	MGMT FEES	.38	3
SUP MAT MISC	.07	4	LEGAL FEES	.01	2
TRASH REMOVAL	.02	3	AUDIT FEES	.06	3
			GEN OFC EXP	.02	3
			OTHER ADM EXP	.02	3
REPR MAINT TOTAL	.86	4			
PAYROLL	.29	4	FIXED EXP TOTAL	.77	4
ELEVATOR	.25	4	REAL ESTATE TAX	.65	4
HVAC	.18	4	BUILDING INS	.10	4
ELECTRICAL	.03	4	PERS PROP TAX	.00	1
STRUCT ROOF	.03	4	OTHER TAXES	.01	3
PLUMBING	.01	4			
FIRE LIFE SFTY	.02	3	LEASING EXPENSES	.09	4
OTHER MAINT SUP	.07	4	ADV PROMOTION	.00	3
			COMM FEES	.07	3
UTILITIES TOTAL	1.37	4	TENANT ALTS	.07	3
ELECTRIC	1.14	4			
GAS	.24	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.48	4
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.29	4
WATER SEWER	.05	4	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.25	4	ADMINISTRATIVE	.21	2
RDS GNDS TOTAL	.08	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.72	4
RDS GNDS CONTR	.08	3	CLEANING	.72	4
RDS GNDS OTHER	.00	3	REPAIR MAINT	.48	4
SECURITY TOTAL	.13	4	RDS GROUNDS	.08	3
SEC PAYROLL			SECURITY	.13	4
SEC CONTRACTS	.13	4	ADMINISTRATIVE	.51	3
SEC OTHER	.00	1			

U.S. PRIVATE SECTOR
SPOKANE
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 502,498 SQ.FT.					445,992 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	10.36	10.57		
RETAIL AREA	16.37	15.27			2				
OTHER AREA	4.75	4.68			2				
TOTAL RENT	10.28	10.63			3				
MISCELLANEOUS	.05	.05			2				
TOTAL INCOME	10.31	10.64			3				
EXPENSE									
CLEANING	.86	.78			3	.95	.91		
REPAIR-MAINT	.97	.90			3	1.07	1.05		
UTILITIES	1.40	1.45			3	1.54	1.45		
RDS GNDS SEC	.18	.12			3	.18	.12		
ADMINISTRATIVE	.39	.42			3	.39	.42		
TOTAL OPER EXP	3.80	4.08			3	4.20	4.08		
FIXED EXPENSES	.53	.78			3	.53	.78		
TOTAL OPER+FIXED	4.33	4.86			3	4.74	4.86		
LEASING EXP	.55	.15			3				
TOTAL PAYROLL	.40	.48			3				
TOTAL CONTRACT	1.83	1.75			3				

AVG SQFT OFC TEN	4440	3	AVG OFFICE OCCUPANCY	95.6	3
AVG SQFT RET TEN	2822	2	AVG RETAIL OCCUPANCY	97.7	2
AVG SQFT OFC WORK	191	3	AVG RATE YR-END RENT	13.50	2
			RENTABLE GROSS SQFT	.77	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
ST. LOUIS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 2,832,642 SQ.FT.					2,605,166 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	10.61	10.92	8.95	12.37
RETAIL AREA	8.90	6.68			2				
OTHER AREA	65.89	65.89			1				
TOTAL RENT	10.60	10.93	8.96	12.34	8				
MISCELLANEOUS	.11	.08	.01	.29	8				
TOTAL INCOME	10.71	10.99	9.10	12.5	8				
EXPENSE									
CLEANING	.77	.76	.69	.84	8	.77	.77	.69	.86
REPAIR-MAINT	1.17	1.02	.71	1.40	8	1.18	1.04	.71	1.41
UTILITIES	1.97	1.76	1.26	2.23	8	1.98	1.76	1.26	2.29
RDS GNDS SEC	.41	.20	.11	.3	8	.41	.20	.11	.31
ADMINISTRATIVE	.45	.54	.30	.66	8	.45	.54	.30	.68
TOTAL OPER EXP	4.77	4.59	3.97	5.65	8	4.81	4.61	3.99	5.78
FIXED EXPENSES	1.09	.88	.81	1.77	7	1.09	.88	.81	1.77
TOTAL OPER+FIXED	5.76	5.77	5.19	6.5	8	6.08	5.78	5.21	6.64
LEASING EXP	.70	.68			3				
TOTAL PAYROLL	.65	.58	.33	.6	7				
TOTAL CONTRACT	1.48	1.72	.79	2.14	8				

AVG SQFT OFC TEN	13876	7	AVG OFFICE OCCUPANCY	95.1	8
AVG SQFT RET TEN	1829	4	AVG RETAIL OCCUPANCY	83.5	4
AVG SQFT OFC WORK	274	8	AVG RATE YR-END RENT	14.07	7
			RENTABLE GROSS SQFT	.80	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.79	5
PAYROLL		
CONTRACT	.72	5
SUP MAT MISC	.08	4
TRASH REMOVAL	.05	4
REPR MAINT TOTAL	.97	5
PAYROLL	.37	5
ELEVATOR	.13	5
HVAC	.12	5
ELECTRICAL	.04	5
STRUCT ROOF	.02	5
PLUMBING	.01	5
FIRE LIFE SFTY	.00	1
OTHER MAINT SUP	.12	5
UTILITIES TOTAL	1.98	5
ELECTRIC	1.67	4
GAS	.22	3
FUEL OIL		
PURCH STEAM	.68	1
PURCH CH WTR		
COAL		
WATER SEWER	.05	5
RDS GNDS SEC TOT	.19	5
RDS GNDS TOTAL	.01	3
RDS GNDS PAYRL		
RDS GNDS CONTR	.02	2
RDS GNDS OTHER	.00	1
SECURITY TOTAL	.19	5
SEC PAYROLL		
SEC CONTRACTS	.19	5
SEC OTHER	.03	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.62	5
PAYROLL	.12	5
MGMT FEES	.42	4
LEGAL FEES	.08	2
AUDIT FEES	.02	2
GEN OFC EXP	.01	3
OTHER ADM EXP	.03	4
FIXED EXP TOTAL	.88	5
REAL ESTATE TAX	.65	5
BUILDING INS	.16	4
PERS PROP TAX	.00	1
OTHER TAXES	1.35	1
LEASING EXPENSES	.68	3
ADV PROMOTION	.02	2
COMM FEES	.20	3
TENANT ALTS	.57	2
BUY-OUTS		
TOTAL PAYROLL	.58	5
CLEANING		
REPAIR MAINT	.37	5
RDS GROUNDS	.00	1
SECURITY		
ADMINISTRATIVE	.12	5
TOTAL CONTRACTS	1.95	4
CLEANING	.74	4
REPAIR MAINT	.64	4
RDS GROUNDS	.01	3
SECURITY	.20	4
ADMINISTRATIVE	.50	3

U.S. PRIVATE SECTOR
ST. LOUIS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 797,261 SQ.FT.					786,719 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.39	10.51		
RETAIL AREA	10.49	10.49			1				
OTHER AREA									
TOTAL RENT	11.38	10.51			3				
MISCELLANEOUS	.16	.13			3				
TOTAL INCOME	11.53	10.84			3				
EXPENSE									
CLEANING	.66	.69	.59	.74	4	.67	.69	.59	.76
REPAIR-MAINT	.82	.76	.54	1.02	4	.83	.78	.54	1.04
UTILITIES	1.65	1.60	1.26	2.07	4	1.67	1.60	1.26	2.13
RDS GNDS SEC	1.06	.31	.24	2.52	4	1.06	.31	.24	2.52
ADMINISTRATIVE	.56	.66	.40	.77	4	.56	.66	.40	.77
TOTAL OPER EXP	4.75	4.54	3.42	6.73	4	4.80	4.65	3.42	6.84
FIXED EXPENSES	1.53	1.57			3	1.53	1.57		
TOTAL OPER+FIXED	5.81	5.75	4.20	6.41	4	7.14	5.86	4.20	6.52
LEASING EXP	.72	.69			2				
TOTAL PAYROLL	.44	.39			3				
TOTAL CONTRACT	1.79	1.83			3				

AVG SQFT OFC TEN	6906	3	AVG OFFICE OCCUPANCY	95.2	4
AVG SQFT RET TEN	1037	1	AVG RETAIL OCCUPANCY	59.0	1
AVG SQFT OFC WORK	322	4	AVG RATE YR-END RENT	15.50	3
			RENTABLE GROSS SQFT	.67	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM. FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS. GNDS. SEC TOT			ADMINISTRATIVE		
RDS. GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS. GNDS CONTR			REPAIR MAINT		
RDS. GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
ST. LOUIS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,176,732 SQ.FT.					1,171,432 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.84	.88			3	.84	.89		
REPAIR-MAINT	1.45	1.69			3	1.46	1.70		
UTILITIES	2.18	1.86			3	2.19	1.86		
RDS GNDS SEC	.12	.11			3	.12	.11		
ADMINISTRATIVE	.51	.46			3	.51	.46		
TOTAL OPER EXP	5.11	4.99			3	5.12	4.99		
FIXED EXPENSES	1.05	.88			3	1.05	.88		
TOTAL OPER+FIXED	6.15	5.91			3	6.17	5.93		
LEASING EXP	.66	.68			1				
TOTAL PAYROLL	.79	.81			3				
TOTAL CONTRACT	1.13	1.24			2				

AVG SQFT OFC TEN	17874	3	AVG OFFICE OCCUPANCY	93.5	3
AVG SQFT RET TEN	1325	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	259	3	AVG RATE YR-END RENT	11.67	3
			RENTABLE GROSS SQFT	.79	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM. FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR. MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS. GNDS. SEC TOT			ADMINISTRATIVE		
RDS. GNDS TOTAL			TOTAL CONTRACTS		
RDS. GNDS PAYRL			CLEANING		
RDS. GNDS CONTR			REPAIR. MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
ST. LOUIS
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS 2,003,705 SQ.FT.					1,947,642 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					19	12.01	11.73	8.92	13.34
RETAIL AREA	3.76	3.76			1				
OTHER AREA	5.83	5.83			1				
TOTAL RENT	11.81	11.73	8.92	12.72	19				
MISCELLANEOUS	.04	.04	.01	.08	17				
TOTAL INCOME	11.85	11.83	8.95	12.77	19				
EXPENSE									
CLEANING	.71	.63	.57	.74	19	.70	.62	.55	.73
REPAIR-MAINT	.82	.61	.49	1.26	19	.81	.61	.49	1.30
UTILITIES	1.72	1.58	1.34	1.80	19	1.70	1.58	1.34	1.80
RDS GNDS SEC	.25	.24	.15	.32	19	.25	.24	.15	.32
ADMINISTRATIVE	.66	.52	.44	.62	19	.66	.52	.44	.62
TOTAL OPER EXP	4.17	3.65	2.98	4.10	19	4.15	3.65	2.98	4.20
FIXED EXPENSES	1.47	1.53	1.11	1.68	19	1.47	1.53	1.11	1.68
TOTAL OPER+FIXED	5.64	4.94	4.48	5.72	19	5.62	4.94	4.41	5.72
LEASING EXP	.96	.45	.07	1.74	18				
TOTAL PAYROLL	.33	.27	.16	.39	13				
TOTAL CONTRACT	1.52	1.15	.88	1.96	14				

AVG SQFT OFC TEN	5720	19	AVG OFFICE OCCUPANCY	89.3	19
AVG SQFT RET TEN	2663	1	AVG RETAIL OCCUPANCY	00.0	1
AVG SQFT OFC WORK	219	14	AVG RATE YR-END RENT	16.73	19
			RENTABLE GROSS SQFT	.88	12

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	12
PAYROLL	.36	2
CONTRACT	.55	12
SUP MAT MISC	.07	12
TRASH REMOVAL	.05	10
REPR MAINT TOTAL	.61	12
PAYROLL	.18	10
ELEVATOR	.04	10
HVAC	.08	12
ELECTRICAL	.07	11
STRUCT ROOF	.04	10
PLUMBING	.01	10
FIRE LIFE SFTY	.01	7
OTHER MAINT SUP	.31	11
UTILITIES TOTAL	1.53	12
ELECTRIC	1.42	11
GAS	.40	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.03	12
RDS GNDS SEC TOT	.28	12
RDS GNDS TOTAL	.18	12
RDS GNDS PAYRL		
RDS GNDS CONTR	.19	11
RDS GNDS OTHER	.03	7
SECURITY TOTAL	.02	11
SEC PAYROLL		
SEC CONTRACTS	.01	9
SEC OTHER	.01	3

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.53	12
PAYROLL	.17	2
MGMT FEES	.51	12
LEGAL FEES	.00	3
AUDIT FEES		
GEN OFC EXP	.05	7
OTHER ADM EXP	.13	7
FIXED EXP TOTAL	1.54	12
REAL ESTATE TAX	1.42	12
BUILDING INS	.09	12
PERS PROP TAX		
OTHER TAXES	.22	1
LEASING EXPENSES	1.21	11
ADV PROMOTION	.01	4
COMM FEES	.11	8
TENANT ALTS	1.37	10
BUY-OUTS		
TOTAL PAYROLL	.28	9
CLEANING	.65	1
REPAIR MAINT	.16	9
RDS GROUNDS		
SECURITY	.16	1
ADMINISTRATIVE	.18	1
TOTAL CONTRACTS	1.80	10
CLEANING	.55	10
REPAIR MAINT	.20	10
RDS GROUNDS	.18	10
SECURITY	.01	10
ADMINISTRATIVE	.51	10

U.S. PRIVATE SECTOR
ST. LOUIS
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 464,853 SQ.FT.					464,853 SQ.FT			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	11.55	11.73	8.48	13.48
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.55	11.73	8.48	13.46	6				
MISCELLANEOUS	.07	.01	.00	.17	5				
TOTAL INCOME	11.61	11.84	8.55	13.49	6				
EXPENSE									
CLEANING	.56	.58	.39	.73	6	.48	.55	.32	.63
REPAIR-MAINT	.60	.58	.34	.86	6	.51	.58	.26	.86
UTILITIES	1.46	1.54	1.20	1.66	6	1.24	1.54	.9[illegible]	1.66
RDS GNDS SEC	.25	.19	.14	.42	6	.25	.19	.14	.42
ADMINISTRATIVE	.55	.53	.43	.66	6	.55	.53	.43	.66
TOTAL OPER EXP	3.41	3.26	2.90	4.08	6	3.01	3.26	2.40	4.08
FIXED EXPENSES	1.60	1.58	1.52	1.70	6	1.60	1.58	1.52	1.70
TOTAL OPER+FIXED	5.01	4.78	4.48	5.78	6	4.61	4.78	3.98	5.78
LEASING EXP	1.51	.91	.11	3.93	6				
TOTAL PAYROLL	.30	.23	.11	.52	6				
TOTAL CONTRACT	1.09	.99	.75	1.53	6				

AVG SQFT OFC TEN	6557	6	AVG OFFICE OCCUPANCY	87.5	6
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	142	3	AVG RATE YR-END RENT	12.79	6
			RENTABLE GROSS SQFT	.88	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.58	4
PAYROLL	.65	1
CONTRACT	.40	4
SUP MAT MISC	.07	4
TRASH REMOVAL	.03	4
REPR MAINT TOTAL	.49	4
PAYROLL	.12	4
ELEVATOR	.03	4
HVAC	.09	4
ELECTRICAL	.02	3
STRUCT ROOF	.03	4
PLUMBING	.01	3
FIRE LIFE SFTY	.01	2
OTHER MAINT SUP	.17	4
UTILITIES TOTAL	1.54	4
ELECTRIC	1.51	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.03	4
RDS GNDS SEC TOT	.27	4
RDS GNDS TOTAL	.20	4
RDS GNDS PAYRL		
RDS GNDS CONTR	.19	4
RDS GNDS OTHER	.03	4
SECURITY TOTAL	.01	4
SEC PAYROLL		
SEC CONTRACTS	.01	3
SEC OTHER	.01	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.55	4
PAYROLL		
MGMT FEES	.42	4
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.11	1
OTHER ADM EXP	.13	3
FIXED EXP TOTAL	1.63	4
REAL ESTATE TAX	1.50	4
BUILDING INS	.09	4
PERS PROP TAX		
OTHER TAXES	.22	1
LEASING EXPENSES	1.75	4
ADV PROMOTION	.01	1
COMM FEES	.11	3
TENANT ALTS	1.57	4
BUY-OUTS		
TOTAL PAYROLL	.18	4
CLEANING	.65	1
REPAIR MAINT	.12	4
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.99	4
CLEANING	.42	4
REPAIR MAINT	.10	4
RDS GROUNDS	.20	4
SECURITY	.01	4
ADMINISTRATIVE	.42	4

U.S. PRIVATE SECTOR
ST. LOUIS
SUBURBAN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 932,491 SQ FT					883,828 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	12.37	11.97	7.82	15.53
RETAIL AREA	3.76	3.76			1				
OTHER AREA	5.83	5.63			1				
TOTAL RENT	12.02	11.97	7.77	14.68	5				
MISCELLANEOUS	.04	.03	.01	.08	5				
TOTAL INCOME	12.06	11.98	7.83	14.72	5				
EXPENSE									
CLEANING	.74	.73	.65	.81	5	.78	.74	.65	.92
REPAIR MAINT	.79	.62	.49	1.34	5	.83	.62	.49	1.51
UTILITIES	1.82	1.75	1.52	2.00	5	1.91	1.75	1.52	2.30
RDS GNDS SEC	.27	.30	.15	.32	5	.27	.30	.15	.32
ADMINISTRATIVE	.60	.48	.41	.82	5	.60	.48	.41	.82
TOTAL OPER EXP	4.21	3.82	3.83	4.92	5	4.44	3.82	3.63	5.71
FIXED EXPENSES	1.35	1.14	.94	1.79	5	1.35	1.14	.94	1.79
TOTAL OPER+FIXED	5.57	5.32	4.56	6.53	5	5.79	5.36	4.56	7.30
LEASING EXP	.49	.24	.04	1.33	5				
TOTAL PAYROLL	.33	.33	.27	.39	4				
TOTAL CONTRACT	1.67	1.73	1.13	2.25	4				

AVG SQFT OFC TEN	4562	5	AVG OFFICE OCCUPANCY	89.8	5
AVG SQFT RET TEN	2663	1	AVG RETAIL OCCUPANCY	00.0	1
AVG SQFT OFC WORK	238	3	AVG RATE YR-END RENT	25.09	5
			RENTABLE GROSS SQFT	.56	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.75	3	ADMIN TOTAL	.48	3
PAYROLL	.06	1	PAYROLL	.18	1
CONTRACT	.64	3	MGMT FEES	.37	3
SUP MAT MISC	.06	3	LEGAL FEES	.00	2
TRASH REMOVAL	.04	2	AUDIT FEES		
			GEN OFC EXP	.02	3
REPR MAINT TOTAL	1.31	3	OTHER ADM EXP	.11	2
PAYROLL	.30	2			
ELEVATOR	.24	2	FIXED EXP TOTAL	1.14	3
HVAC	.19	3	REAL ESTATE TAX	1.08	3
ELECTRICAL	.07	3	BUILDING INS	.10	3
STRUCT ROOF	.04	3	PERS PROP TAX		
PLUMBING	2	3	OTHER TAXES		
FIRE LIFE SFTY	.01	2			
OTHER MAINT SUP	.52	2	LEASING EXPENSES	.92	3
			ADV PROMOTION	.01	2
UTILITIES TOTAL	1.85	3	COMM FEES	.30	2
ELECTRIC	1.35	3	TENANT ALTS	1.14	2
GAS	.40	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.39	2
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.30	2
WATER SEWER	.04	3	RDS GROUNDS		
			SECURITY	.18	1
RDS GNDS SEC TOT	.30	3	ADMINISTRATIVE		
RDS GNDS TOTAL	.05	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.25	2
RDS GNDS CONTR	.13	2	CLEANING	.74	2
RDS GNDS OTHER	.01	1	REPAIR MAINT	.65	2
SECURITY TOTAL	.27	3	RDS GROUNDS	.13	2
SEC PAYROLL			SECURITY	.14	2
SEC CONTRACTS	.14	2	ADMINISTRATIVE	.59	2
SEC OTHER	.29	1			

U.S. PRIVATE SECTOR
ST. PAUL
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS 2,534,037 SQ.FT					2,216,222 SQ.FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					16	11.80	12.36	9.98	14.25
RETAIL AREA	10.54	10.28	6.55	26.03	10				
OTHER AREA	4.14	4.14			3				
TOTAL RENT	13.02	12.49	11.15	15.02	16				
MISCELLANEOUS	.79	.34	.11	.96	9				
TOTAL INCOME	13.41	12.83	11.64	15.04	16				
EXPENSE									
CLEANING	.92	.84	.72	1.16	16	1.03	.84	.76	1.21
REPAIR MAINT	1.25	.94	.68	1.28	16	1.40	.95	.68	1.29
UTILITIES	1.61	1.49	1.27	1.81	16	1.72	1.49	1.33	1.98
RDS GNDS SEC	.15	.09	.05	.19	16	.15	.09	.05	.19
ADMINISTRATIVE	.75	.75	.42	.94	16	.75	.75	.42	.94
TOTAL OPER EXP	4.68	4.35	3.78	5.14	16	5.16	4.50	3.78	5.32
FIXED EXPENSES	2.74	2.47	1.74	3.05	16	2.74	2.47	1.74	3.05
TOTAL OPER+FIXED	7.42	6.88	5.45	8.35	16	7.92	6.91	5.59	8.55
LEASING EXP	.35	.06	.05	.65	13				
TOTAL PAYROLL	1.26	.57	.31	1.49	10				
TOTAL CONTRACT	.94	1.53	1.14	1.63	11				

AVG SQFT OFC TEN	4116	16	AVG OFFICE OCCUPANCY	94.2	16
AVG SQFT RET TEN	2605	9	AVG RETAIL OCCUPANCY	96.2	9
AVG SQFT OFC WORK	169	13	AVG RATE YR-END RENT	12.31	12
			RENTABLE GROSS SQFT	.76	13

COMPONENT COSTS- TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.09	12	ADMIN TOTAL	.71	12
PAYROLL	.20	10	PAYROLL	.15	9
CONTRACT	.91	11	MGMT FEES	.41	11
SUP MAT MISC	.04	11	LEGAL FEES	.01	8
TRASH REMOVAL	.06	11	AUDIT FEES	.03	1
			GEN OFC EXP	.04	7
REPR MAINT TOTAL	.94	12	OTHER ADM EXP	.05	7
PAYROLL	.42	10			
ELEVATOR	.14	12	FIXED EXP TOTAL	2.47	12
HVAC	.09	11	REAL ESTATE TAX	2.30	12
ELECTRICAL	.03	11	BUILDING INS	.18	12
STRUCT ROOF	.02	5	PERS PROP TAX		
PLUMBING	.01	10	OTHER TAXES	.12	1
FIRE LIFE SFTY	.02	3			
OTHER MAINT SUP	.26	10	LEASING EXPENSES	.08	11
			ADV PROMOTION	.02	4
UTILITIES TOTAL	1.42	12	COMM FEES	.04	6
ELECTRIC	.85	11	TENANT ALTS	.31	8
GAS	.33	7	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.34	9	TOTAL PAYROLL	.62	9
PURCH CH WTR	.54	4	CLEANING	.08	8
COAL			REPAIR MAINT	.42	9
WATER SEWER	.11	12	RDS GROUNDS		
			SECURITY	.07	6
RDS GNDS SEC TOT	.07	12	ADMINISTRATIVE	.15	9
RDS GNDS TOTAL	.07	5			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.59	9
RDS GNDS CONTR	.16	1	CLEANING	.80	9
RDS GNDS OTHER	.04	4	REPAIR MAINT	.16	9
SECURITY TOTAL	.05	9	RDS GROUNDS	.16	1
SEC PAYROLL	.05	7	SECURITY	.11	4
SEC CONTRACTS	.11	4	ADMINISTRATIVE	.49	9
SEC OTHER	.04	1			

U.S. PRIVATE SECTOR
ST. PAUL
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	108,483 SQ.FT.				108,483 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	10.90	12.44		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.90	12.44			3				
MISCELLANEOUS									
TOTAL INCOME	10.90	12.44			3				
EXPENSE									
CLEANING	.85	.81			3	.85	.81		
REPAIR-MAINT	.96	1.05			3	.96	1.05		
UTILITIES	1.86	1.57			3	1.86	1.57		
RDS GNDS SEC	.21	.07			3	.21	.07		
ADMINISTRATIVE	.78	.87			3	.78	.87		
TOTAL OPER EXP	4.66	4.25			3	4.66	4.25		
FIXED EXPENSES	2.55	2.76			3	2.55	2.76		
TOTAL OPER+FIXED	7.22	7.35			3	7.22	7.35		
LEASING EXP	.04	.06			3				
TOTAL PAYROLL	.50	.52			2				
TOTAL CONTRACT	1.75	1.77			2				

AVG SQFT OFC TEN	540	3	AVG OFFICE OCCUPANCY	86.1	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	318	1	AVG RATE YR END RENT	5.00	1
			RENTABLE GROSS SQFT	.90	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	3	ADMIN TOTAL	.87	3
PAYROLL	.04	3	PAYROLL	.15	2
CONTRACT	.80	2	MGMT FEES	.66	3
SUP MAT MISC	.02	2	LEGAL FEES	.04	2
TRASH REMOVAL	.06	3	AUDIT FEES		
			GEN OFC EXP	.20	1
REPR MAINT TOTAL	1.05	3	OTHER ADM EXP	.05	3
PAYROLL	.43	3			
ELEVATOR	.05	3	FIXED EXP TOTAL	2.76	3
HVAC	.06	3	REAL ESTATE TAX	2.61	3
ELECTRICAL	.04	3	BUILDING INS	.18	3
STRUCT ROOF	.03	1	PERS PROP TAX		
PLUMBING	.00	1	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.27	3	LEASING EXPENSES	.06	3
			ADV PROMOTION	.03	1
UTILITIES TOTAL	1.57	3	COMM FEES	.04	2
ELECTRIC	1.32	3	TENANT ALTS	.03	1
GAS	.24	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM	1.72	1	TOTAL PAYROLL	.52	2
PURCH CH WTR			CLEANING	.04	2
COAL			REPAIR MAINT	.33	2
WATER SEWER	.16	3	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.07	3	ADMINISTRATIVE	.15	2
RDS GNDS TOTAL	.07	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.77	2
RDS GNDS CONTR			CLEANING	.80	2
RDS GNDS OTHER	.07	3	REPAIR MAINT	.12	2
SECURITY TOTAL	.21	1	RDS GROUNDS		
SEC PAYROLL			SECURITY	.21	1
SEC CONTRACTS	.21	1	ADMINISTRATIVE	.74	2
SEC OTHER					

U.S. PRIVATE SECTOR
ST. PAUL
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	220,135 SQ.FT.				218,182 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	13.87	13.11		
RETAIL AREA	17.59	17.59			1				
OTHER AREA									
TOTAL RENT	13.91	13.11			3				
MISCELLANEOUS	.17	.19			2				
TOTAL INCOME	14.03	13.11			3				
EXPENSE									
CLEANING	1.14	.84			3	1.14	.84		
REPAIR-MAINT	.66	.60			3	.66	.60		
UTILITIES	1.66	1.38			3	1.66	1.38		
RDS GNDS SEC	.06	.05			3	.06	.05		
ADMINISTRATIVE	.65	.81			3	.65	.81		
TOTAL OPER EXP	4.18	3.94			3	4.18	3.94		
FIXED EXPENSES	2.78	2.75			3	2.78	2.75		
TOTAL OPER+FIXED	6.96	6.68			3	6.97	6.68		
LEASING EXP	.41	.48			2				
TOTAL PAYROLL	.21	.21			1				
TOTAL CONTRACT	1.52	1.52			2				

AVG SQFT OFC TEN	2882	3	AVG OFFICE OCCUPANCY	97.7	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	171	2	AVG RATE YR-END RENT	12.72	2
			RENTABLE GROSS SQFT	.82	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
SYRACUSE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	731,276 SQ.FT.				711,901 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	13.74	12.16	11.27	14.48
RETAIL AREA	18.90	21.81			3				
OTHER AREA									
TOTAL RENT	13.77	12.07	11.29	14.43	4				
MISCELLANEOUS	.02	.02	.02	.02	4				
TOTAL INCOME	13.79	12.09	11.31	14.45	4				
EXPENSE									
CLEANING	.87	.70	.62	1.26	5	.89	.70	.63	1.30
REPAIR-MAINT	.64	.70	.33	1.08	5	.65	.71	.33	1.10
UTILITIES	1.57	1.33	1.14	2.34	5	1.59	1.36	1.16	2.36
RDS GNDS SEC	.18	.18	.11	.30	5	.18	.18	.11	.30
ADMINISTRATIVE	.53	.45	.37	.67	5	.53	.45	.37	.67
TOTAL OPER EXP	3.79	3.31	2.64	5.60	5	3.86	3.37	2.68	5.71
FIXED EXPENSES	1.58	1.90	.82	2.72	5	1.58	1.90	.82	2.72
TOTAL OPER+FIXED	5.36	5.21	3.46	8.31	5	5.44	5.27	3.50	8.43
LEASING EXP	.05	.05			1				
TOTAL PAYROLL	2.17	2.17			1				
TOTAL CONTRACT	1.24	1.24			1				

AVG SQFT OFC TEN	9086	5	AVG OFFICE OCCUPANCY	93.0	5
AVG SQFT RET TEN	1448	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	256	5	AVG RATE YR-END RENT	15.00	5
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	4	ADMIN TOTAL	.43	4
PAYROLL			PAYROLL	.56	1
CONTRACT	.60	4	MGMT FEES	.40	3
SUP MAT MISC	.07	4	LEGAL FEES		
TRASH REMOVAL	.01	2	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	.54	4	OTHER ADM EXP		
PAYROLL	.20	4			
ELEVATOR	.11	4	FIXED EXP TOTAL	1.48	4
HVAC	.03	4	REAL ESTATE TAX	1.40	4
ELECTRICAL			BUILDING INS	.10	4
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.12	4	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.28	4	COMM FEES		
ELECTRIC	1.28	4	TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.18	4	ADMINISTRATIVE		
RDS GNDS TOTAL	.01	4			
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR	.01	3	CLEANING		
RDS GNDS OTHER	.01	1	REPAIR MAINT		
SECURITY TOTAL	.18	4	RDS GROUNDS		
SEC PAYROLL	.16	4	SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
SYRACUSE
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	533,654 SQ.FT.				514,501 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.94	.70			3	.97	.71		
REPAIR-MAINT	.66	.70			3	.68	.71		
UTILITIES	1.55	1.33			3	1.58	1.38		
RDS GNDS SEC	.18	.18			3	.18	.18		
ADMINISTRATIVE	.58	.56			3	.58	.56		
TOTAL OPER EXP	3.91	3.31			3	4.01	3.37		
FIXED EXPENSES	1.46	1.90			3	1.46	1.90		
TOTAL OPER+FIXED	5.37	5.21			3	5.48	5.27		
LEASING EXP	.05	.05			1				
TOTAL PAYROLL	2.17	2.17			1				
TOTAL CONTRACT	1.24	1.24			1				

AVG SQFT OFC TEN	8504	3	AVG OFFICE OCCUPANCY	97.5	3
AVG SQFT RET TEN	1559	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	235	3	AVG RATE YR-END RENT	15.00	3
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
TAMPA
ALL DOWNTOWN

TOTAL BUILDING RENTABLE AREA: 5 BLDS 1,094,303 SQ.FT.
TOTAL OFFICE RENTABLE AREA: 1,093,822 SQ.FT.

INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	13.00	13.88	12.23	15.20
RETAIL AREA	17.01	17.01			1				
OTHER AREA									
TOTAL RENT	13.03	13.89	12.29	15.20	4				
MISCELLANEOUS	.07	.09			2				
TOTAL INCOME	13.09	13.91	12.38	15.20	4				
EXPENSE									
CLEANING	.48	.65	.41	.73	5	.48	.65	.41	.73
REPAIR-MAINT	.79	.80	.66	.88	5	.79	.80	.66	.88
UTILITIES	1.83	1.54	1.34	1.97	5	1.83	1.54	1.34	1.97
RDS GNDS SEC	.35	.51	.25	.54	5	.35	.51	.25	.54
ADMINISTRATIVE	.51	.69	.38	.85	5	.51	.69	.38	.85
TOTAL OPER EXP	3.98	4.19	3.67	4.32	5	3.98	4.19	3.67	4.32
FIXED EXPENSES	1.37	1.35	1.00	1.60	5	1.37	1.35	1.00	1.60
TOTAL OPER+FIXED	5.34	5.48	4.83	5.79	5	5.34	5.48	4.83	5.79
LEASING EXP	.12	.03	.02	.22	4				
TOTAL PAYROLL	.56	.47	.28	.72	5				
TOTAL CONTRACT	1.06	1.57	.79	1.73	5				

		# BLDS			# BLDS
AVG SQFT OFC TEN	15160	5	AVG OFFICE OCCUPANCY	99.8	5
AVG SQFT RET TEN	481	1	AVG RETAIL OCCUPANCY	00.0	1
AVG SQFT OFC WORK	195	4	AVG RATE YR-END RENT	14.83	5
			RENTABLE GROSS SQFT	95	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	3
PAYROLL	.06	2
CONTRACT	.59	3
SUP MAT MISC	.06	1
TRASH REMOVAL	.04	2
REPR MAINT TOTAL	.70	3
PAYROLL	.10	3
ELEVATOR	.04	3
HVAC	.40	3
ELECTRICAL	.02	3
STRUCT ROOF	.01	2
PLUMBING	.04	3
FIRE LIFE SFTY	.01	2
OTHER MAINT SUP	.08	3
UTILITIES TOTAL	1.14	1
ELECTRIC	1.08	1
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.06	1
RDS GNDS SEC TOT	.51	3
RDS GNDS TOTAL	.28	3
RDS GNDS PAYRL		
RDS GNDS CONTR	.22	3
RDS GNDS OTHER	.06	2
SECURITY TOTAL	.23	3
SEC PAYROLL		
SEC CONTRACTS	.23	3
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.83	3
PAYROLL	.11	3
MGMT FEES	.40	3
LEGAL FEES	.02	2
AUDIT FEES	.04	1
GEN OFC EXP	.13	3
OTHER ADM EXP	.19	1
FIXED EXP TOTAL	1.04	3
REAL ESTATE TAX	.94	3
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAXES	.00	1
LEASING EXPENSES	.02	3
ADV PROMOTION	.02	3
COMM FEES	.33	1
TENANT ALTS	.01	1
BUY-OUTS		
TOTAL PAYROLL	.28	3
CLEANING	.06	2
REPAIR MAINT	.10	3
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.11	3
TOTAL CONTRACTS	1.57	3
CLEANING	.59	3
REPAIR MAINT	.09	2
RDS GROUNDS	.22	3
SECURITY	.22	3
ADMINISTRATIVE	.44	3

U.S. PRIVATE SECTOR
TAMPA
ALL SUBURBAN

TOTAL BUILDING RENTABLE AREA: 10 BLDS 1,041,836 SQ.FT.
TOTAL OFFICE RENTABLE AREA: 1,020,867 SQ FT

INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	11.40	11.55	8.81	13.01
RETAIL AREA	8.74	8.36			3				
OTHER AREA									
TOTAL RENT	11.39	11.16	8.81	13.22	10				
MISCELLANEOUS	.12	.05	.01	.25	8				
TOTAL INCOME	11.49	11.18	8.92	13.47	10				
EXPENSE									
CLEANING	.50	.48	.42	.61	10	.51	.48	.42	.62
REPAIR-MAINT	.50	.48	.39	.67	10	.50	.48	.40	.67
UTILITIES	1.51	1.51	1.12	1.85	10	1.52	1.51	1.12	1.85
RDS GNDS SEC	.28	.26	.21	.38	10	.28	.26	.21	.38
ADMINISTRATIVE	.90	.84	.40	1.14	10	.90	.84	.40	1.14
TOTAL OPER EXP	3.70	3.64	3.13	4.11	10	3.73	3.64	3.14	4.12
FIXED EXPENSES	1.11	1.19	1.06	1.34	10	1.11	1.19	1.06	1.34
TOTAL OPER+FIXED	4.81	4.83	4.11	5.43	10	4.84	4.83	4.12	5.45
LEASING EXP	.75	.45	.04	1.25	8				
TOTAL PAYROLL	.30	.31	.24	.37	9				
TOTAL CONTRACT	.95	.85	.80	1.06	9				

		# BLDS			# BLDS
AVG SQFT OFC TEN	3938	9	AVG OFFICE OCCUPANCY	84.4	9
AVG SQFT RET TEN	1138	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	307	6	AVG RATE YR-END RENT	15.48	10
			RENTABLE GROSS SQFT	95	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.49	3
PAYROLL	.06	1
CONTRACT	.37	3
SUP MAT MISC	.05	2
TRASH REMOVAL	.08	3
REPR MAINT TOTAL	.48	3
PAYROLL	.09	3
ELEVATOR	.03	3
HVAC	.14	3
ELECTRICAL	.01	3
STRUCT ROOF	.01	2
PLUMBING	.00	3
FIRE LIFE SFTY	.01	3
OTHER MAINT SUP	.02	3
UTILITIES TOTAL	1.35	3
ELECTRIC	1.32	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.02	3
RDS GNDS SEC TOT	.39	3
RDS GNDS TOTAL	.30	3
RDS GNDS PAYRL		
RDS GNDS CONTR	.23	3
RDS GNDS OTHER	.08	3
SECURITY TOTAL	.03	3
SEC PAYROLL		
SEC CONTRACTS	.03	3
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.03	3
PAYROLL	.14	3
MGMT FEES	.35	3
LEGAL FEES	.05	3
AUDIT FEES	.05	3
GEN OFC EXP	.13	3
OTHER ADM EXP	.20	2
FIXED EXP TOTAL	1.17	3
REAL ESTATE TAX	.97	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	1.25	3
ADV PROMOTION	.09	3
COMM FEES	.67	2
TENANT ALTS	1.18	2
BUY-OUTS		
TOTAL PAYROLL	.25	3
CLEANING	.06	1
REPAIR MAINT	.09	3
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.14	3
TOTAL CONTRACTS	1.22	3
CLEANING	.37	3
REPAIR MAINT	.10	3
RDS GROUNDS	.25	3
SECURITY	.03	3
ADMINISTRATIVE	.48	3

U.S. PRIVATE SECTOR
TAMPA
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	330,420 SQ.FT.				326,884 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	9.58	9.32	6.65	12.13
RETAIL AREA	8.36	8.36			1				
OTHER AREA									
TOTAL RENT	9.51	9.25	6.59	12.08	4				
MISCELLANEOUS	.24	.26			2				
TOTAL INCOME	9.64	9.26	6.59	12.31	4				
EXPENSE									
CLEANING	.48	.48	.39	.55	4	.48	.48	.40	.56
REPAIR-MAINT	.60	.51	.43	.79	4	.60	.51	.43	.79
UTILITIES	1.33	1.24	.97	1.62	4	1.33	1.24	.97	1.63
RDS GNDS SEC	.35	.36	.28	.44	4	.35	.36	.28	.44
ADMINISTRATIVE	.72	.65	.35	1.05	4	.72	.65	.35	1.05
TOTAL OPER EXP	3.47	3.35	2.85	4.02	4	3.49	3.37	2.86	4.05
FIXED EXPENSES	1.32	1.34	1.23	1.41	4	1.32	1.34	1.23	1.41
TOTAL OPER+FIXED	4.79	4.71	4.14	5.36	4	4.82	4.73	4.15	5.40
LEASING EXP	1.05	.36			3				
TOTAL PAYROLL	.38	.38			3				
TOTAL CONTRACT	1.08	.90			3				

AVG SQFT OFC TEN	4031	4	AVG OFFICE OCCUPANCY	78.5	4
AVG SQFT RET TEN	1278	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	231	3	AVG RATE YR-END RENT	16.01	4
			RENTABLE GROSS SQFT	.98	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM. FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
TAMPA
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	642,593 SQ.FT.				625,360 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	12.52	12.91	12.22	13.01
RETAIL AREA	6.65	9.63			2				
OTHER AREA									
TOTAL RENT	12.52	13.01	12.05	13.32	4				
MISCELLANEOUS	.08	.04	.02	.15	4				
TOTAL INCOME	12.60	13.04	12.08	13.47	4				
EXPENSE									
CLEANING	.49	.48	.42	.54	4	.49	.48	.42	.54
REPAIR-MAINT	.42	.44	.31	.50	4	.42	.44	.31	.50
UTILITIES	1.57	1.57	1.30	1.85	4	1.57	1.57	1.30	1.85
RDS GNDS SEC	.26	.25	.19	.31	4	.26	.25	.19	.31
ADMINISTRATIVE	1.06	.96	.71	1.26	4	1.06	.96	.71	1.26
TOTAL OPER EXP	3.80	3.49	3.34	4.05	4	3.84	3.49	3.34	4.13
FIXED EXPENSES	.98	1.07	.70	1.19	4	.98	1.07	.70	1.19
TOTAL OPER+FIXED	4.78	4.56	4.03	5.24	4	4.81	4.56	4.04	5.31
LEASING EXP	.71	.57			3				
TOTAL PAYROLL	.26	.26	.17	.31	4				
TOTAL CONTRACT	.91	.85	.81	1.05	4				

AVG SQFT OFC TEN	5105	3	AVG OFFICE OCCUPANCY	88.8	3
AVG SQFT RET TEN	857	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	289	1	AVG RATE YR-END RENT	15.33	4
			RENTABLE GROSS SQFT	.93	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR. MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM. FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS. GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS. GNDS PAYRL			CLEANING		
RDS. GNDS CONTR			REPAIR MAINT		
RDS. GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
TUCSON
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 177,481 SQ.FT.					177,481 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	11.97	11.82		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.97	11.82			10				
MISCELLANEOUS	.04	.04			5				
TOTAL INCOME	11.99	11.84			10				
EXPENSE									
CLEANING	.61	.61			10	.61	.61		
REPAIR-MAINT	.39	.38			10	.39	.38		
UTILITIES	1.73	1.72			10	1.73	1.72		
RDS GNDS. SEC	.23	.23			10	.23	.23		
ADMINISTRATIVE	1.06	1.02			10	1.06	1.02		
TOTAL OPER EXP	4.02	3.97			10	4.02	3.97		
FIXED EXPENSES	1.19	1.17			10	1.19	1.17		
TOTAL OPER+FIXED	5.21	5.14			10	5.21	5.14		
LEASING EXP	.10	.10			10				
TOTAL PAYROLL	.50	.47			10				
TOTAL CONTRACT	1.39	1.39			10				

AVG SQFT OFC TEN	1733	10	AVG OFFICE OCCUPANCY	95.7	10
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	253	10	AVG RATE YR-END RENT	15.00	10
			RENTABLE GROSS SQFT	.85	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.61	10	ADMIN TOTAL	1.02	10
PAYROLL			PAYROLL	.35	10
CONTRACT	.52	10	MGMT FEES	.52	10
SUP MAT MISC	.08	10	LEGAL FEES	.02	5
TRASH REMOVAL	.01	10	AUDIT FEES		
			GEN OFC EXP	.13	10
REPR MAINT TOTAL	.38	10	OTHER ADM EXP	.01	10
PAYROLL	.11	10			
ELEVATOR	.04	10	FIXED EXP TOTAL	1.17	10
HVAC	.14	10	REAL ESTATE TAX	1.08	10
ELECTRICAL	.02	10	BUILDING INS	.17	5
STRUCT ROOF			PERS PROP TAX	.01	10
PLUMBING	.02	10	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.06	10	LEASING EXPENSES	.10	10
			ADV PROMOTION	.00	5
UTILITIES TOTAL	1.72	10	COMM FEES	.01	10
ELECTRIC	1.58	10	TENANT ALTS	.09	10
GAS	.12	5	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.47	10
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.11	10
WATER SEWER	.08	10	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.23	10	ADMINISTRATIVE	.35	10
RDS GNDS TOTAL	.20	10			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.39	10
RDS GNDS CONTR	.18	10	CLEANING	.52	10
RDS GNDS OTHER	.05	5	REPAIR MAINT	.27	5
SECURITY TOTAL	.03	10	RDS GROUNDS	.18	10
SEC PAYROLL			SECURITY	.03	10
SEC CONTRACTS	.03	10	ADMINISTRATIVE	.53	10
SEC OTHER					

U.S. PRIVATE SECTOR
TULSA
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS 5,132,846 SQ.FT.					5,022,051 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					16	11.19	9.59	8.70	12.44
RETAIL AREA	9.82	9.37	5.28	14.10	10				
OTHER AREA	4.39	4.39	2.99	5.18	5				
TOTAL RENT	11.13	9.66	8.21	12.05	18				
MISCELLANEOUS	.52	.02	.00	.25	12				
TOTAL INCOME	11.50	9.81	8.41	12.05	18				
EXPENSE									
CLEANING	.64	.57	.39	.78	18	.65	.57	.39	.80
REPAIR-MAINT	1.02	.97	.52	1.61	18	1.04	1.04	.53	1.61
UTILITIES	1.97	1.49	1.11	1.84	18	1.99	1.53	1.14	1.84
RDS GNDS SEC	.28	.26	.07	.36	16	.28	.26	.07	.36
ADMINISTRATIVE	.74	.79	.37	1.13	18	.74	.79	.37	1.13
TOTAL OPER EXP	4.61	4.08	2.98	5.34	18	4.68	4.08	3.20	5.40
FIXED EXPENSES	.89	.70	.55	.98	18	.89	.70	.55	.98
TOTAL OPER+FIXED	5.49	5.01	3.77	5.85	18	5.57	5.01	3.88	5.87
LEASING EXP	.20	.14	.05	.31	16				
TOTAL PAYROLL	.75	.53	.38	1.30	14				
TOTAL CONTRACT	1.52	1.16	.86	1.75	14				

AVG SQFT OFC TEN	9856	17	AVG OFFICE OCCUPANCY	83.6	18
AVG SQFT RET TEN	1160	9	AVG RETAIL OCCUPANCY	84.8	11
AVG SQFT OFC WORK	332	13	AVG RATE YR-END RENT	12.53	18
			RENTABLE GROSS SQFT	.79	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.42	14	ADMIN TOTAL	.91	14
PAYROLL	.76	2	PAYROLL	.71	3
CONTRACT	.37	13	MGMT FEES	.35	14
SUP MAT MISC	.02	11	LEGAL FEES	.05	8
TRASH REMOVAL	.03	12	AUDIT FEES	.03	7
			GEN OFC EXP	.04	10
REPR MAINT TOTAL	.97	14	OTHER ADM EXP	.03	11
PAYROLL	.49	12			
ELEVATOR	.19	14	FIXED EXP TOTAL	.74	14
HVAC	.06	14	REAL ESTATE TAX	.63	14
ELECTRICAL	.02	13	BUILDING INS	.06	13
STRUCT ROOF	.03	4	PERS PROP TAX	.03	3
PLUMBING	.01	13	OTHER TAXES	.04	8
FIRE LIFE SFTY	.01	4			
OTHER MAINT SUP	.11	14	LEASING EXPENSES	.17	13
			ADV PROMOTION	.03	11
UTILITIES TOTAL	1.47	14	COMM/FEES	.12	10
ELECTRIC	1.12	14	TENANT ALTS	.09	9
GAS	.18	8	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.45	2	TOTAL PAYROLL	.50	11
PURCH CH WTR	.76	4	CLEANING	.79	1
COAL			REPAIR MAINT	.52	10
WATER SEWER	.04	14	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.23	12	ADMINISTRATIVE	.52	2
RDS GNDS TOTAL	.04	8			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.30	11
RDS GNDS CONTR	.03	8	CLEANING	.38	11
RDS GNDS OTHER	.01	3	REPAIR MAINT	.25	11
SECURITY TOTAL	.22	12	RDS GROUNDS	.05	5
SEC PAYROLL	.25	2	SECURITY	.10	9
SEC CONTRACTS	.14	10	ADMINISTRATIVE	.48	11
SEC OTHER	.03	4			

U.S. PRIVATE SECTOR
TULSA
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 1,210,333 SQ.FT.					1,182,959 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	8.59	8.09	5.67	11.02
RETAIL AREA	9.82	9.01			2				
OTHER AREA	4.66	4.65			3				
TOTAL RENT	8.50	7.99	5.78	10.82	6				
MISCELLANEOUS	.30	.00	.00	.47	5				
TOTAL INCOME	8.75	8.00	5.78	11.28	6				
EXPENSE									
CLEANING	.58	.57	.32	.81	7	.60	.57	.35	.85
REPAIR-MAINT	1.25	1.26	.76	1.72	7	1.29	1.26	.94	1.72
UTILITIES	1.49	1.47	1.07	1.78	7	1.52	1.54	1.13	1.78
RDS. GNDS. SEC	.19	.15	.04	.37	7	.19	.15	.04	.37
ADMINISTRATIVE	.85	.91	.50	1.06	7	.85	.91	.50	1.06
TOTAL OPER EXP	4.35	4.64	2.92	5.58	7	4.49	4.64	2.92	5.62
FIXED EXPENSES	.65	.69	.55	.75	7	.65	.69	.55	.75
TOTAL OPER+FIXED	5.00	5.35	3.57	6.01	7	5.14	5.35	3.57	6.05
LEASING EXP	.34	.16	.08	.58	6				
TOTAL PAYROLL	1.04	.65	.43	1.82	6				
TOTAL CONTRACT	.86	.86	.39	1.30	6				

AVG SQFT OFC TEN	7742	7	AVG OFFICE OCCUPANCY	76.6	7
AVG SQFT RET TEN	1679	2	AVG RETAIL OCCUPANCY	85.4	3
AVG SQFT OFC WORK	438	4	AVG RATE YR-END RENT	11.17	7
			RENTABLE GROSS SQFT	.90	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.45	6
PAYROLL	.76	2
CONTRACT	.27	5
SUP MAT MISC	.03	6
TRASH REMOVAL	.03	6
REPR MAINT TOTAL	1.38	6
PAYROLL	.58	5
ELEVATOR	.21	6
HVAC	.12	6
ELECTRICAL	.06	5
STRUCT ROOF	.05	3
PLUMBING	.01	6
FIRE LIFE SFTY	.01	3
OTHER MAINT SUP	.07	6
UTILITIES TOTAL	1.59	6
ELECTRIC	1.28	6
GAS	.20	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.06	6
RDS GNDS SEC TOT	.11	6
RDS. GNDS TOTAL	.05	3
RDS. GNDS PAYRL		
RDS. GNDS CONTR	.05	3
RDS. GNDS OTHER		
SECURITY TOTAL	.07	6
SEC PAYROLL		
SEC CONTRACTS	.07	6
SEC OTHER	.01	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.97	6
PAYROLL	.71	3
MGMT FEES	.26	6
LEGAL FEES	.05	2
AUDIT FEES		
GEN OFC EXP	.03	4
OTHER ADM EXP	.02	4
FIXED EXP TOTAL	.69	6
REAL ESTATE TAX	.60	6
BUILDING INS	.08	5
PERS PROP TAX	.07	2
OTHER TAXES	.00	1
LEASING EXPENSES	.17	5
ADV PROMOTION	.05	4
COMM FEES	.06	4
TENANT ALTS	.07	5
BUY-OUTS		
TOTAL PAYROLL	.58	5
CLEANING	.79	1
REPAIR MAINT	.77	4
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.52	2
TOTAL CONTRACTS	.96	5
CLEANING	.27	5
REPAIR MAINT	.17	5
RDS GROUNDS	.05	2
SECURITY	.04	5
ADMINISTRATIVE	.29	5

U.S. PRIVATE SECTOR
TULSA
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 1,979,246 SQ.FT.					1,943,658 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	11.25	12.33	7.75	15.77
RETAIL AREA	8.31	7.09			3				
OTHER AREA	4.39	4.39			1				
TOTAL RENT	11.25	12.29	7.93	15.53	4				
MISCELLANEOUS	.20	.20			1				
TOTAL INCOME	11.30	12.29	8.03	15.53	4				
EXPENSE									
CLEANING	.59	.50	.40	.85	5	.60	.50	.40	.87
REPAIR-MAINT	.81	.60	.35	1.47	5	.82	.60	.36	1.50
UTILITIES	1.56	1.49	1.20	1.94	5	1.59	1.53	1.20	1.98
RDS. GNDS. SEC	.30	.28	.26	.37	5	.30	.28	.26	.37
ADMINISTRATIVE	.77	1.03	.31	1.27	5	.77	1.03	.31	1.27
TOTAL OPER EXP	4.04	3.72	3.13	5.38	5	4.11	3.72	3.18	5.52
FIXED EXPENSES	1.07	1.02	.44	1.95	5	1.07	1.02	.44	1.95
TOTAL OPER+FIXED	5.11	5.01	3.93	6.84	5	5.18	5.01	3.98	6.98
LEASING EXP	.06	.02	.01	.11	4				
TOTAL PAYROLL	1.12	1.19			2				
TOTAL CONTRACT	1.44	1.42			2				

AVG SQFT OFC TEN	8052	4	AVG OFFICE OCCUPANCY	79.3	5
AVG SQFT RET TEN	796	2	AVG RETAIL OCCUPANCY	93.2	3
AVG SQFT OFC WORK	397	4	AVG RATE YR-END RENT	13.37	5
			RENTABLE GROSS SQFT	.78	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS. SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.41	3
PAYROLL		
CONTRACT	.38	3
SUP MAT MISC	.02	3
TRASH REMOVAL	.03	1
REPR/MAINT TOTAL	.80	3
PAYROLL	.40	2
ELEVATOR	.14	3
HVAC	.03	3
ELECTRICAL	.01	3
STRUCT ROOF		
PLUMBING	.00	3
FIRE. LIFE SFTY		
OTHER MAINT SUP	.11	3
UTILITIES TOTAL	1.46	3
ELECTRIC	.82	3
GAS		
FUEL OIL		
PURCH STEAM	.37	1
PURCH CH WTR	.70	3
COAL		
WATER SEWER	.03	3
RDS. GNDS. SEC TOT	.28	3
RDS GNDS TOTAL	.03	3
RDS. GNDS PAYRL		
RDS. GNDS CONTR	.02	3
RDS. GNDS OTHER	.01	2
SECURITY TOTAL	.25	3
SEC PAYROLL	.25	2
SEC CONTRACTS	.27	1
SEC OTHER	.00	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.22	3
PAYROLL		
MGMT FEES	.56	3
LEGAL FEES	.03	3
AUDIT FEES	.09	3
GEN OFC EXP	.06	3
OTHER ADM EXP	.06	2
FIXED EXP TOTAL	1.02	3
REAL ESTATE TAX	.94	3
BUILDING INS	.04	3
PERS PROP TAX	.03	1
OTHER TAXES	.04	3
LEASING EXPENSES	.03	3
ADV PROMOTION	.01	3
COMM. FEES	.18	1
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	.48	1
CLEANING		
REPAIR. MAINT	.48	1
RDS. GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.67	1
CLEANING	.37	1
REPAIR. MAINT	.38	1
RDS. GROUNDS	.00	1
SECURITY	.27	1
ADMINISTRATIVE	.65	1

U.S. PRIVATE SECTOR
TULSA
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS 2,108,258 SQ.FT.					2,080,133 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					21	8.97	8.87	7.21	9.80
RETAIL AREA	8.53	8.53			1				
OTHER AREA	25.20	22.93			2				
TOTAL RENT	9.12	8.87	7.22	9.69	21				
MISCELLANEOUS	.02	.02	.02	.03	8				
TOTAL INCOME	9.14	8.88	7.25	9.71	21				
EXPENSE									
CLEANING	.61	.62	.38	.74	22	.62	.62	.38	.74
REPAIR-MAINT	1.19	.85	.70	1.25	22	1.21	.86	.70	1.25
UTILITIES	2.21	1.65	1.19	2.07	22	2.23	1.65	1.19	2.07
RDS GNDS SEC	.37	.23	.08	.34	22	.37	.23	.08	.34
ADMINISTRATIVE	.58	.58	.52	.81	22	.58	.58	.52	.81
TOTAL OPER EXP	4.96	3.77	3.15	5.12	22	5.01	3.77	3.16	5.12
FIXED EXPENSES	1.87	.59	.48	2.50	21	1.87	.59	.48	2.50
TOTAL OPER+FIXED	6.76	4.91	4.20	5.72	22	6.84	5.03	4.20	6.43
LEASING EXP	.62	.36	.15	1.09	20				
TOTAL PAYROLL	.93	.45	.39	1.09	19				
TOTAL CONTRACT	1.45	1.34	1.15	1.88	20				

AVG SQFT OFC TEN	9266	21	AVG OFFICE OCCUPANCY	77.9	21
AVG SQFT RET TEN	2567	1	AVG RETAIL OCCUPANCY	00.0	1
AVG SQFT OFC WORK	333	4	AVG RATE YR-END RENT	12.63	19
			RENTABLE GROSS SQFT	.92	20

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.60	19	ADMIN TOTAL	.59	19
PAYROLL	.59	1	PAYROLL	.17	16
CONTRACT	.49	19	MGMT FEES	.40	19
SUP MAT MISC	.03	18	LEGAL FEES	.05	17
TRASH REMOVAL	.03	19	AUDIT FEES	.08	11
			GEN OFC EXP	.04	19
REPR MAINT TOTAL	.85	19	OTHER ADM EXP	.02	18
PAYROLL	.31	18			
ELEVATOR	.11	17	FIXED EXP TOTAL	.55	19
HVAC	.17	19	REAL ESTATE TAX	.43	19
ELECTRICAL	.04	18	BUILDING INS	.07	19
STRUCT ROOF	.04	17	PERS PROP TAX		
PLUMBING	.01	16	OTHER TAXES	.00	1
FIRE LIFE SFTY	.01	15			
OTHER MAINT SUP	.14	19	LEASING EXPENSES	.33	19
			ADV PROMOTION	.01	8
UTILITIES TOTAL	1.69	19	COMM FEES	.15	19
ELECTRIC	1.39	19	TENANT ALTS	.24	18
GAS	.16	17	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.41	18
PURCH CH WTR			CLEANING	.59	1
COAL			REPAIR MAINT	.31	18
WATER SEWER	.06	19	RDS GROUNDS	.13	11
			SECURITY		
RDS GNDS SEC TOT	.20	19	ADMINISTRATIVE	.20	14
RDS GNDS TOTAL	.17	17			
RDS GNDS PAYRL	.13	11	TOTAL CONTRACTS	1.36	19
RDS GNDS CONTR	.09	6	CLEANING	.51	19
RDS GNDS OTHER	.00	16	REPAIR MAINT	.32	19
SECURITY TOTAL	.05	19	RDS GROUNDS	.09	6
SEC PAYROLL			SECURITY	.05	19
SEC CONTRACTS	.05	19	ADMINISTRATIVE	.45	19
SEC OTHER					

U.S. PRIVATE SECTOR
TULSA
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 284,243 SQ.FT.					253,975 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	7.59	8.59		
RETAIL AREA	8.53	8.53			1				
OTHER AREA									
TOTAL RENT	7.63	8.59			3				
MISCELLANEOUS	.01	.01			1				
TOTAL INCOME	7.63	8.59			3				
EXPENSE									
CLEANING	.61	.70			3	.63	.70		
REPAIR-MAINT	1.28	1.25			3	1.33	1.25		
UTILITIES	.90	.36			3	.90	.36		
RDS GNDS SEC	.34	.34			3	.34	.34		
ADMINISTRATIVE	.87	.81			3	.87	.81		
TOTAL OPER EXP	3.99	5.12			3	4.12	5.12		
FIXED EXPENSES	3.24	3.10			2	3.24	3.10		
TOTAL OPER+FIXED	6.14	5.72			3	6.35	6.43		
LEASING EXP	.42	.42			2				
TOTAL PAYROLL	1.55	1.55			1				
TOTAL CONTRACT	1.38	1.38			1				

AVG SQFT OFC TEN	7852	2	AVG OFFICE OCCUPANCY	92.3	2
AVG SQFT RET TEN	2567	1	AVG RETAIL OCCUPANCY	00.0	1
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	13.50	1
			RENTABLE GROSS SQFT	.94	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM. FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
TULSA
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 460,822 SQ.FT.					453,887 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	8.57	8.64	7.82	9.32
RETAIL AREA									
OTHER AREA	7.66	7.66			1				
TOTAL RENT	8.55	8.64	7.83	9.31	4				
MISCELLANEOUS	.03	.03	.03	.04	4				
TOTAL INCOME	8.58	8.66	7.86	9.34	4				
EXPENSE									
CLEANING	.54	.60	.40	.68	4	.55	.62	.40	.70
REPAIR-MAINT	.93	.95	.79	1.05	4	.94	.96	.79	1.08
UTILITIES	1.73	1.80	1.46	1.97	4	1.75	1.85	1.46	2.03
RDS GNDS SEC	.18	.17	.07	.28	4	.18	.17	.07	.28
ADMINISTRATIVE	.58	.59	.55	.61	4	.58	.59	.55	.61
TOTAL OPER EXP	3.95	4.08	3.44	4.43	4	4.01	4.08	3.45	4.56
FIXED EXPENSES	.51	.48	.47	.54	4	.51	.48	.47	.54
TOTAL OPER+FIXED	4.46	4.56	3.91	4.97	4	4.52	4.61	3.91	5.10
LEASING EXP	.71	.15	.09	1.30	4				
TOTAL PAYROLL	.42	.40	.39	.45	4				
TOTAL CONTRACT	1.61	1.63	1.25	1.96	4				

AVG SQFT OFC TEN	5728	4	AVG OFFICE OCCUPANCY	87.1	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	197	2	AVG RATE YR-END RENT	12.00	4
			RENTABLE GROSS SQFT	.94	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.60	4	ADMIN TOTAL	.59	4
PAYROLL			PAYROLL	.17	2
CONTRACT	.54	4	MGMT FEES	.40	4
SUP MAT MISC	.03	4	LEGAL FEES	.05	2
TRASH REMOVAL	.03	4	AUDIT FEES		
			GEN OFC EXP	.07	4
REPR MAINT TOTAL	.95	4	OTHER ADM EXP	.02	3
PAYROLL	.31	4			
ELEVATOR	.17	4	FIXED EXP TOTAL	.48	4
HVAC	.31	4	REAL ESTATE TAX	.41	4
ELECTRICAL	.05	4	BUILDING INS	.07	4
STRUCT ROOF	.02	3	PERS PROP TAX		
PLUMBING	.01	4	OTHER TAXES		
FIRE LIFE SFTY	.01	2			
OTHER MAINT SUP	.09	4	LEASING EXPENSES	.15	4
			ADV PROMOTION	.01	3
UTILITIES TOTAL	1.80	4	COMM FEES	.13	4
ELECTRIC	1.55	4	TENANT ALTS	.03	3
GAS	.13	4	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.40	4
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.31	4
WATER SEWER	.07	4	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.17	4	ADMINISTRATIVE	.17	2
RDS GNDS TOTAL	.10	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.63	4
RDS GNDS CONTR	.10	4	CLEANING	.55	4
RDS GNDS OTHER	.00	4	REPAIR MAINT	.54	4
SECURITY TOTAL	.07	4	RDS GROUNDS	.10	4
SEC PAYROLL			SECURITY	.07	4
SEC CONTRACTS	.07	4	ADMINISTRATIVE	.44	4
SEC OTHER					

U.S. PRIVATE SECTOR
W. PALM BEACH
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 125,422 SQ.FT.					125,422 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	17.58	15.60		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17.58	15.60			3				
MISCELLANEOUS	.15	.24			3				
TOTAL INCOME	17.73	15.84			3				
EXPENSE									
CLEANING	.66	.53			3	.66	.53		
REPAIR-MAINT	.50	.46			3	.50	.46		
UTILITIES	1.75	1.27			3	1.75	1.27		
RDS GNDS SEC	.73	.70			3	.73	.70		
ADMINISTRATIVE	.96	.79			3	.96	.79		
TOTAL OPER EXP	4.61	3.75			3	4.61	3.75		
FIXED EXPENSES	1.44	1.38			3	1.44	1.38		
TOTAL OPER+FIXED	6.05	5.12			3	6.05	5.12		
LEASING EXP	.29	.42			3				
TOTAL PAYROLL	.71	.71			2				
TOTAL CONTRACT	1.45	1.30			3				

AVG SQFT OFC TEN	4036	2	AVG OFFICE OCCUPANCY	97.0	2
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	12.47	3
			RENTABLE GROSS SQFT	.93	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
WASHINGTON
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	45 BLDS 8,737,818 SQ.FT.					7,736,711 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					42	17.86	17.50	13.29	20.27
RETAIL AREA	17.74	18.96	14.54	24.10	33				
OTHER AREA	1.35	5.40	.38	16.26	13				
TOTAL RENT	17.29	17.48	11.97	20.34	45				
MISCELLANEOUS	.20	.10	.02	.40	37				
TOTAL INCOME	17.46	17.69	12.45	20.66	45				
EXPENSE									
CLEANING	.68	.73	.62	.79	45	.77	.79	.70	.86
REPAIR-MAINT	1.13	1.16	.77	1.45	45	1.27	1.24	.94	1.62
UTILITIES	1.70	1.82	1.56	2.02	45	1.90	1.95	1.70	2.17
RDS GNDS SEC	.16	.10	.07	.22	39	.16	.10	.07	.22
ADMINISTRATIVE	.76	.74	.63	1.03	45	.76	.74	.63	1.03
TOTAL OPER EXP	4.42	4.47	3.65	5.24	45	4.98	5.00	4.37	5.61
FIXED EXPENSES	2.39	2.49	1.91	2.93	44	2.39	2.49	1.91	2.93
TOTAL OPER+FIXED	6.78	6.95	5.75	8.02	45	7.39	7.36	6.29	8.41
LEASING EXP	.23	.10	.05	.33	42				
TOTAL PAYROLL	.54	.54	.45	.71	37				
TOTAL CONTRACT	1.28	1.16	.91	1.76	37				

AVG SQFT OFC TEN	6583	43	AVG OFFICE OCCUPANCY	95.9	44
AVG SQFT RET TEN	2517	30	AVG RETAIL OCCUPANCY	96.3	30
AVG SQFT OFC WORK	332	14	AVG RATE YR-END RENT	21.59	36
			RENTABLE GROSS SQFT	.76	18

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.77	24
PAYROLL	.51	2
CONTRACT	.71	22
SUP MAT MISC	.01	18
TRASH REMOVAL	.04	21
REPR MAINT TOTAL	1.06	24
PAYROLL	.49	21
ELEVATOR	.11	23
HVAC	.06	24
ELECTRICAL	.04	21
STRUCT ROOF	.18	7
PLUMBING	.02	21
FIRE LIFE SFTY	.00	8
OTHER MAINT SUP	.22	23
UTILITIES TOTAL	1.86	22
ELECTRIC	1.66	22
GAS	.01	10
FUEL OIL	.03	9
PURCH STEAM	.41	1
PURCH CH WTR		
COAL		
WATER SEWER	.07	22
RDS. GNDS. SEC TOT	.12	19
RDS GNDS TOTAL	.02	7
RDS GNDS PAYRL		
RDS GNDS CONTR	.02	6
RDS GNDS OTHER	.00	2
SECURITY TOTAL	.12	19
SEC PAYROLL	.05	4
SEC CONTRACTS	.09	19
SEC OTHER	.02	7

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.78	24
PAYROLL	.31	6
MGMT FEES	.61	20
LEGAL FEES	.06	17
AUDIT FEES	.03	12
GEN OFC EXP	.03	19
OTHER ADM EXP	.02	17
FIXED EXP TOTAL	2.30	24
REAL ESTATE TAX	2.17	24
BUILDING INS	.10	24
PERS PROP TAX	.01	8
OTHER TAXES	.06	11
LEASING EXPENSES	.13	23
ADV PROMOTION	.01	17
COMM FEES	.12	15
TENANT ALTS	.21	11
BUY-OUTS		
TOTAL PAYROLL	.50	16
CLEANING		
REPAIR MAINT	.50	16
RDS GROUNDS		
SECURITY	.01	3
ADMINISTRATIVE	.25	3
TOTAL CONTRACTS	1.76	16
CLEANING	.70	16
REPAIR MAINT	.13	11
RDS GROUNDS	.02	8
SECURITY	.10	16
ADMINISTRATIVE	.79	14

U.S. PRIVATE SECTOR
WASHINGTON
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	35 BLDS 6,660,309 SQ.FT.					6,125,287 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					32	16.99	17.55	14.32	20.27
RETAIL AREA	20.00	19.52	14.54	25.66	26				
OTHER AREA	3.51	5.42	4.01	17.67	9				
TOTAL RENT	17.28	17.58	13.55	20.46	35				
MISCELLANEOUS	.26	.10	.02	.52	29				
TOTAL INCOME	17.49	17.84	13.56	21.02	35				
EXPENSE									
CLEANING	.70	.74	.63	.76	35	.77	.79	.67	.85
REPAIR-MAINT	1.18	1.17	.95	1.51	35	1.28	1.25	1.02	1.60
UTILITIES	1.79	1.86	1.67	2.02	35	1.93	1.95	1.69	2.17
RDS GNDS SEC	.16	.10	.07	.20	32	.16	.10	.07	.20
ADMINISTRATIVE	.77	.73	.65	1.05	35	.77	.73	.65	1.05
TOTAL OPER EXP	4.59	4.58	3.89	5.29	35	4.97	4.99	4.34	5.60
FIXED EXPENSES	2.45	2.49	2.05	3.00	34	2.45	2.49	2.05	3.00
TOTAL OPER+FIXED	7.00	7.03	6.23	8.11	35	7.46	7.37	6.95	8.31
LEASING EXP	.25	.10	.07	.37	33				
TOTAL PAYROLL	.59	.57	.45	.74	31				
TOTAL CONTRACT	1.33	1.18	.91	1.76	31				

AVG SQFT OFC TEN	6182	33	AVG OFFICE OCCUPANCY	96.0	34
AVG SQFT RET TEN	1987	23	AVG RETAIL OCCUPANCY	94.2	23
AVG SQFT OFC WORK	438	8	AVG RATE YR-END RENT	22.25	27
			RENTABLE GROSS SQFT	.72	13

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.76	18
PAYROLL		
CONTRACT	.71	18
SUP MAT MISC	.01	13
TRASH REMOVAL	.03	18
REPR MAINT TOTAL	1.11	18
PAYROLL	.49	16
ELEVATOR	.11	18
HVAC	.05	18
ELECTRICAL	.02	15
STRUCT ROOF	.17	6
PLUMBING	.01	15
FIRE LIFE SFTY	.01	5
OTHER MAINT SUP	.23	18
UTILITIES TOTAL	1.87	16
ELECTRIC	1.70	16
GAS	.01	8
FUEL OIL	.06	8
PURCH STEAM	.41	1
PURCH CH WTR		
COAL		
WATER/SEWER	.07	18
RDS. GNDS/SEC TOT	.11	16
RDS. GNDS TOTAL	.01	6
RDS. GNDS PAYRL		
RDS. GNDS CONTR	.02	5
RDS. GNDS OTHER	.00	2
SECURITY TOTAL	.10	16
SEC PAYROLL	.05	4
SEC CONTRACTS	.09	16
SEC OTHER	.02	5

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.76	18
PAYROLL	.34	2
MGMT FEES	.63	16
LEGAL FEES	.06	13
AUDIT FEES	.05	11
GEN OFC EXP	.02	14
OTHER ADM EXP	.02	12
FIXED EXP TOTAL	2.27	18
REAL ESTATE TAX	2.13	18
BUILDING INS	.09	18
PERS PROP TAX	.01	6
OTHER TAXES	.08	10
LEASING EXPENSES	.12	17
ADV PROMOTION	.01	13
COMM. FEES	.11	13
TENANT ALTS	.14	8
BUY-OUTS		
TOTAL PAYROLL	.51	14
CLEANING		
REPAIR MAINT	.51	14
RDS. GROUNDS		
SECURITY	.01	3
ADMINISTRATIVE	.34	2
TOTAL CONTRACTS	1.77	14
CLEANING	.72	14
REPAIR. MAINT	.12	10
RDS. GROUNDS	.02	5
SECURITY	.09	14
ADMINISTRATIVE	.84	12

U.S. PRIVATE SECTOR
WASHINGTON
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 1,868,954 SQ.FT.					1,407,077 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	21.87	17.53	15.35	30.38
RETAIL AREA	11.48	15.03	6.75	19.25	5				
OTHER AREA	.66	.38	.26	5.91	4				
TOTAL RENT	17.59	18.18	11.48	25.19	5				
MISCELLANEOUS	.04	.02	.00	.08	5				
TOTAL INCOME	17.63	18.18	11.49	25.27	5				
EXPENSE									
CLEANING	.58	.57	.49	.67	5	.77	.75	.70	.83
REPAIR-MAINT	.89	.77	.65	1.19	5	1.17	1.12	.82	1.60
UTILITIES	1.36	1.26	.86	1.85	5	1.80	1.80	1.17	2.41
RDS GNDS SEC	.14	.05	.03	.32	5	.14	.05	.03	.32
ADMINISTRATIVE	.73	.72	.58	.91	5	.73	.72	.58	.91
TOTAL OPER EXP	3.69	3.48	3.08	4.43	5	4.89	5.05	3.88	5.88
FIXED EXPENSES	2.20	2.50	1.72	2.64	5	2.20	2.50	1.72	2.64
TOTAL OPER+FIXED	5.90	5.65	5.05	6.97	5	7.10	6.79	6.07	8.42
LEASING EXP	.16	.01	.00	.40	5				
TOTAL PAYROLL	.38	.43	.28	.49	5				
TOTAL CONTRACT	1.01	.66	.59	1.69	5				

AVG SQFT OFC TEN	11768	5	AVG OFFICE OCCUPANCY	96.2	5
AVG SQFT RET TEN	4937	5	AVG RETAIL OCCUPANCY	100.0	5
AVG SQFT OFC WORK	216	2	AVG RATE YR-END RENT	21.90	5
			RENTABLE GROSS SQFT	.93	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. PRIVATE SECTOR
WASHINGTON
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	62 BLDS 8,793,226 SQ.FT.					8,351,114 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					52	15.34	14.82	13.26	17.23
RETAIL AREA	11.20	12.54	9.79	16.46	22				
OTHER AREA	2.17	6.26	4.67	8.87	14				
TOTAL RENT	14.77	14.64	12.76	17.25	56				
MISCELLANEOUS	.13	.04	.00	.22	44				
TOTAL INCOME	14.88	15.01	12.79	17.26	56				
EXPENSE									
CLEANING	.77	.73	.61	.87	62	.81	.76	.69	.89
REPAIR-MAINT	1.20	1.08	.73	1.42	62	1.26	1.12	.77	1.55
UTILITIES	1.51	1.52	1.28	1.80	62	1.58	1.59	1.31	1.96
RDS GNDS SEC	.21	.12	.09	.23	56	.21	.12	.09	.23
ADMINISTRATIVE	.79	.73	.35	.89	55	.79	.73	.35	.89
TOTAL OPER EXP	4.43	4.23	3.50	4.96	62	4.65	4.47	3.74	5.19
FIXED EXPENSES	1.58	1.31	1.17	1.45	59	1.58	1.31	1.17	1.45
TOTAL OPER+FIXED	5.97	5.63	4.62	6.36	62	6.27	5.81	4.65	6.56
LEASING EXP	.14	.06	.01	.25	54				
TOTAL PAYROLL	[illegible]	.46	.38	.67	44				
TOTAL CONTRACT	[illegible]	1.00	.89	1.21	43				

AVG SQFT OFC TEN	7758	59	AVG OFFICE OCCUPANCY	96.5	61
AVG SQFT RET TEN	2826	21	AVG RETAIL OCCUPANCY	97.8	21
AVG SQFT OFC WORK	220	29	AVG RATE YR-END RENT	17.07	56
			RENTABLE GROSS SQFT	.83	14

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.69	26	ADMIN TOTAL	.44	19
PAYROLL	.32	8	PAYROLL	.19	9
CONTRACT	.61	22	MGMT FEES	.34	17
SUP MAT MISC	.01	9	LEGAL FEES	.01	9
TRASH REMOVAL	.06	22	AUDIT FEES	.03	13
			GEN OFC EXP	.01	8
REPR MAINT TOTAL	.65	26	OTHER ADM EXP	.04	13
PAYROLL	.35	23			
ELEVATOR	.07	24	FIXED EXP TOTAL	1.25	24
HVAC	.17	26	REAL ESTATE TAX	1.15	24
ELECTRICAL	.05	15	BUILDING INS	.10	23
STRUCT ROOF	.02	13	PERS PROP TAX	.00	2
PLUMBING	.02	15	OTHER TAXES	.04	15
FIRE LIFE SFTY	.02	4			
OTHER MAINT SUP	.12	26	LEASING EXPENSES	.25	20
			ADV PROMOTION	.01	16
UTILITIES TOTAL	1.80	26	COMM. FEES	.19	17
ELECTRIC	1.56	26	TENANT ALTS	.11	17
GAS	.08	14	BUY-OUTS	.35	6
FUEL OIL	.02	6			
PURCH STEAM			TOTAL PAYROLL	.53	12
PURCH CH WTR			CLEANING	.13	4
COAL			REPAIR MAINT	.50	11
WATER SEWER	.08	26	RDS GROUNDS	.13	2
			SECURITY	.11	1
RDS. GNDS. SEC TOT	.21	26	ADMINISTRATIVE	.19	6
RDS GNDS TOTAL	.15	26			
RDS GNDS PAYRL	.13	2	TOTAL CONTRACTS	1.34	12
RDS. GNDS CONTR	.12	20	CLEANING	.60	11
RDS. GNDS OTHER	.06	25	REPAIR. MAINT	.45	10
SECURITY TOTAL	.08	13	RDS GROUNDS	.05	10
SEC PAYROLL	.11	1	SECURITY	.11	9
SEC CONTRACTS	.08	12	ADMINISTRATIVE	.44	11
SEC OTHER	.11	4			

U.S. PRIVATE SECTOR
WASHINGTON
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	200.643 SQ.FT.				195.643 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.78	.75	.68	.87	5	.80	.75	.72	.90
REPAIR-MAINT	.55	.43	.41	.80	5	.56	.43	.41	.88
UTILITIES	2.05	2.09	1.80	2.24	5	2.10	2.14	1.95	2.24
RDS GNDS SEC	.21	.26	.09	.28	5	.21	.26	.09	.28
ADMINISTRATIVE	.35	.33	.32	.41	5	.35	.33	.32	.41
TOTAL OPER EXP	3.93	4.01	3.79	4.02	5	4.03	4.02	3.88	4.31
FIXED EXPENSES	1.22	1.22	1.18	1.25	5	1.22	1.22	1.18	1.25
TOTAL OPER+FIXED	5.15	5.22	4.98	5.27	5	5.25	5.26	5.06	5.55
LEASING EXP	.21	.18			2				
TOTAL PAYROLL	.27	.19			3				
TOTAL CONTRACT	1.67	1.66			3				

AVG SQFT OFC TEN	13554	5	AVG OFFICE OCCUPANCY	83.1	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	210	5	AVG RATE YR-END RENT	14.88	4
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.75	5
PAYROLL	.45	2
CONTRACT	.72	4
SUP MAT MISC	.03	1
TRASH REMOVAL	.06	2
REPR MAINT TOTAL	.43	5
PAYROLL	.20	4
ELEVATOR	.05	5
HVAC	.17	5
ELECTRICAL	.04	2
STRUCT ROOF	.09	2
PLUMBING	.02	2
FIRE LIFE SFTY		
OTHER MAINT SUP	.00	5
UTILITIES TOTAL	2.09	5
ELECTRIC	2.02	5
GAS	.03	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.04	5
RDS GNDS SEC TOT	.26	5
RDS GNDS TOTAL	.26	5
RDS GNDS PAYRL		
RDS GNDS CONTR	.18	4
RDS GNDS OTHER	.10	4
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.33	5
PAYROLL	.19	1
MGMT FEES	.29	4
LEGAL FEES	.08	1
AUDIT FEES	.03	4
GEN OFC EXP	.04	1
OTHER ADM EXP	.09	2
FIXED EXP TOTAL	1.22	5
REAL ESTATE TAX	1.13	5
BUILDING INS	.11	5
PERS PROP TAX		
OTHER TAXES	.03	2
LEASING EXPENSES	.18	2
ADV PROMOTION	.01	2
COMM FEES	.32	1
TENANT ALTS	.03	1
BUY-OUTS		
TOTAL PAYROLL	.19	3
CLEANING	.14	1
REPAIR MAINT	.23	2
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.19	1
TOTAL CONTRACTS	1.66	3
CLEANING	.70	3
REPAIR MAINT	.58	2
RDS GROUNDS	.17	2
SECURITY		
ADMINISTRATIVE	.31	3

U.S. PRIVATE SECTOR
WASHINGTON
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	549,697 SQ.FT.				504,135 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	13.77	13.48	12.11	15.55
RETAIL AREA	12.01	11.54	10.56	13.14	4				
OTHER AREA	7.92	7.92			1				
TOTAL RENT	13.77	13.31	12.32	15.56	6				
MISCELLANEOUS	.39	.19	.04	1.04	6				
TOTAL INCOME	14.16	13.55	12.53	16.40	6				
EXPENSE									
CLEANING	.61	.59	.56	.67	7	.65	.59	.56	.73
REPAIR-MAINT	1.21	1.36	.54	1.49	7	1.29	1.50	.54	1.71
UTILITIES	1.78	1.71	1.45	2.07	7	1.85	1.71	1.61	2.07
RDS GNDS SEC	.11	.12	.03	.20	6	.11	.12	.03	.20
ADMINISTRATIVE	.58	.47	.30	.84	7	.58	.47	.30	.84
TOTAL OPER EXP	4.28	4.49	3.19	5.23	7	4.52	5.12	3.19	5.34
FIXED EXPENSES	1.24	1.17	1.07	1.46	6	1.24	1.17	1.07	1.46
TOTAL OPER+FIXED	5.39	5.97	3.83	6.40	7	5.91	6.33	3.83	6.60
LEASING EXP	.53	.18	.02	1.42	7				
TOTAL PAYROLL	.63	.67	.30	.92	6				
TOTAL CONTRACT	1.10	.88	.74	1.63	6				

AVG SQFT OFC TEN	6342	7	AVG OFFICE OCCUPANCY	98.9	7
AVG SQFT RET TEN	2010	4	AVG RETAIL OCCUPANCY	98.2	4
AVG SQFT OFC WORK	212	2	AVG RATE YR-END RENT	14.57	7
			RENTABLE GROSS SQFT	.92	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.59	3
PAYROLL		
CONTRACT	.50	3
SUP MAT MISC	.01	2
TRASH REMOVAL	.07	3
REPR MAINT TOTAL	1.40	3
PAYROLL	.73	3
ELEVATOR	.09	3
HVAC	.18	3
ELECTRICAL	.06	3
STRUCT ROOF	.03	1
PLUMBING	.03	3
FIRE LIFE SFTY	.09	2
OTHER MAINT SUP	.23	3
UTILITIES TOTAL	2.07	3
ELECTRIC	1.98	3
GAS	.28	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.10	3
RDS. GNDS SEC TOT	.12	3
RDS GNDS TOTAL	.03	3
RDS GNDS PAYRL		
RDS GNDS CONTR	.03	1
RDS. GNDS OTHER	.01	3
SECURITY TOTAL	.11	3
SEC PAYROLL		
SEC CONTRACTS	.06	2
SEC OTHER	.19	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.51	3
PAYROLL	.18	1
MGMT FEES	.44	3
LEGAL FEES	.01	3
AUDIT FEES	.05	2
GEN OFC EXP	.01	1
OTHER ADM EXP	.05	3
FIXED EXP TOTAL	1.17	3
REAL ESTATE TAX	1.06	3
BUILDING INS	.12	3
PERS PROP TAX	.00	1
OTHER TAXES	.05	3
LEASING EXPENSES	1.42	3
ADV PROMOTION	.02	3
COMM. FEES	.75	1
TENANT ALTS	.90	3
BUY-OUTS		
TOTAL PAYROLL	.81	2
CLEANING		
REPAIR MAINT	.72	2
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.18	1
TOTAL CONTRACTS	1.63	2
CLEANING	.56	2
REPAIR. MAINT	.69	1
RDS. GROUNDS	.02	2
SECURITY	.06	2
ADMINISTRATIVE	.64	2

U.S. PRIVATE SECTOR
WASHINGTON
SUBURBAN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS 4,253,883 SQ.FT.					4,048,981 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					21	15.09	14.82	13.19	17.43
RETAIL AREA	12.85	13.95	10.52	17.26	14				
OTHER AREA	5.53	6.04	4.13	9.00	7				
TOTAL RENT	14.90	15.03	12.95	17.29	21				
MISCELLANEOUS	.08	.01	.00	.06	15				
TOTAL INCOME	14.95	.5.03	12.96	17.31	21				
EXPENSE									
CLEANING	.76	.73	.64	.91	22	.80	.78	.69	.95
REPAIR-MAINT	1.25	1.18	.90	1.59	22	1.31	1.27	1.01	1.62
UTILITIES	1.48	1.47	1.27	1.61	22	1.52	1.53	1.29	1.67
RDS GNDS SEC	.19	.12	.10	.21	21	.19	.12	.10	.21
ADMINISTRATIVE	.72	.75	.45	.89	21	.72	.75	.45	.89
TOTAL OPER EXP	4.34	4.28	3.45	4.98	22	4.55	4.45	3.56	5.24
FIXED EXPENSES	1.33	1.33	1.27	1.43	20	1.33	1.33	1.27	1.43
TOTAL OPER+FIXED	5.61	5.81	4.62	6.36	22	5.93	5.83	4.62	6.70
LEASING EXP	.11	.05	.01	.20	18				
TOTAL PAYROLL	.53	.52	.40	.71	18				
TOTAL CONTRACT	1.10	1.06	.93	1.20	17				

AVG SQFT OFC TEN	6145	21	AVG OFFICE OCCUPANCY	95.4	21
AVG SQFT RET TEN	2683	13	AVG RETAIL OCCUPANCY	96.8	13
AVG SQFT OFC WORK	226	6	AVG RATE YR-END RENT	18.33	19
			RENTABLE GROSS SQFT	.78	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	6
PAYROLL	.12	3
CONTRACT	.55	5
SUP MAT MISC	.01	3
TRASH REMOVAL	.04	5
REPR MAINT TOTAL	.90	6
PAYROLL	.41	6
ELEVATOR	.07	6
HVAC	.08	6
ELECTRICAL	.08	4
STRUCT ROOF	.07	4
PLUMBING	.02	4
FIRE LIFE SFTY	.02	1
OTHER MAINT SUP	.12	6
UTILITIES TOTAL	1.49	6
ELECTRIC	1.41	6
GAS	.06	5
FUEL OIL	.00	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.07	6
RDS GNDS SEC TOT	.19	6
RDS GNDS TOTAL	.14	6
RDS GNDS PAYRL	.05	1
RDS GNDS CONTR	.09	4
RDS GNDS OTHER	.02	6
SECURITY TOTAL	.08	6
SEC PAYROLL		
SEC CONTRACTS	.08	6
SEC OTHER	.08	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.53	5
PAYROLL	.12	1
MGMT FEES	.28	5
LEGAL FEES	.00	3
AUDIT FEES	.02	2
GEN OFC EXP	.01	3
OTHER ADM EXP	.02	2
FIXED EXP TOTAL	1.32	4
REAL ESTATE TAX	1.28	4
BUILDING INS	.07	3
PERS PROP TAX	.00	1
OTHER TAXES	.06	1
LEASING EXPENSES	.17	4
ADV PROMOTION	.01	2
COMM. FEES	.16	4
TENANT ALTS	.07	2
BUY-OUTS		
TOTAL PAYROLL	.55	3
CLEANING	.06	2
REPAIR MAINT	.50	3
RDS GROUNDS	.05	1
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.18	3
CLEANING	.54	2
REPAIR MAINT	.25	3
RDS GROUNDS	.08	2
SECURITY	.14	3
ADMINISTRATIVE	.28	3

U.S. PRIVATE SECTOR
WASHINGTON
SUBURBAN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 1,907,094 SQ.FT.					1,743,024 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	17.27	18.97	18.27	18.17
RETAIL AREA	6.24	6.24			1				
OTHER AREA	.59	3.01			2				
TOTAL RENT	15.61	16.68	13.75	17.39	4				
MISCELLANEOUS	.05	.03	.01	.11	4				
TOTAL INCOME	15.66	16.77	13.83	17.42	4				
EXPENSE									
CLEANING	.84	.87	.62	1.02	5	.92	.88	.79	1.02
REPAIR-MAINT	1.22	1.03	.84	1.60	5	1.33	1.11	1.03	1.60
UTILITIES	1.59	1.25	1.03	2.13	5	1.74	1.31	1.27	2.21
RDS GNDS SEC	.34	.14	.09	.63	5	.34	.14	.09	.63
ADMINISTRATIVE	.70	.88	.37	.97	5	.70	.88	.37	.97
TOTAL OPER EXP	4.70	4.22	3.25	6.09	5	5.13	4.44	3.98	6.12
FIXED EXPENSES	1.38	1.45	1.19	1.54	5	1.38	1.45	1.19	1.54
TOTAL OPER+FIXED	6.08	5.66	4.55	7.52	5	6.51	5.89	5.18	7.65
LEASING EXP	.02	.01	.00	.04	4				
TOTAL PAYROLL	.68	.41	.33	1.07	5				
TOTAL CONTRACT	1.22	1.07	.72	1.69	5				

AVG SQFT OFC TEN	11797	5	AVG OFFICE OCCUPANCY	100.0	5
AVG SQFT RET TEN	5501	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	198	1	AVG RATE YR-END RENT	18.80	5
			RENTABLE GROSS SQFT	.88	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM. FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
WICHITA
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 874.550 SQ.FT.					828,228 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	8.40	9.28	7.48	10.78
RETAIL AREA	9.09	8.77			2				
OTHER AREA	4.13	3.57			2				
TOTAL RENT	8.32	9.18	7.44	10.57	5				
MISCELLANEOUS	.12	.10			2				
TOTAL INCOME	8.36	9.28	7.47	10.59	5				
EXPENSE									
CLEANING	.87	.69	.68	.98	7	.94	.72	.69	.98
REPAIR-MAINT	1.02	1.01	.82	1.17	7	1.09	1.01	.88	1.32
UTILITIES	2.32	1.88	1.60	2.08	7	2.36	1.88	1.60	2.15
RDS GNDS SEC	.21	.06	.02	.25	6	.21	.06	.02	.25
ADMINISTRATIVE	.31	.40	.25	.58	7	.31	.40	.25	.58
TOTAL OPER EXP	4.68	3.92	3.50	4.97	7	4.89	3.94	3.78	5.29
FIXED EXPENSES	1.11	.83	.47	1.26	7	1.11	.83	.47	1.26
TOTAL OPER+FIXED	5.80	4.57	4.40	6.24	7	6.01	4.77	4.40	6.55
LEASING EXP	.43	.32	.08	2.10	6				
TOTAL PAYROLL	.46	.44	.27	.54	7				
TOTAL CONTRACT	1.23	1.23	.84	1.56	7				

AVG SQFT OFC TEN	4171	7	AVG OFFICE OCCUPANCY	92.6	7
AVG SQFT RET TEN	5975	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	229	6	AVG RATE YR-END RENT	12.14	7
			RENTABLE GROSS SQFT	.81	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.85	5	ADMIN TOTAL	.58	5
PAYROLL			PAYROLL	.19	1
CONTRACT	.74	5	MGMT FEES	.46	3
SUP MAT MISC	.02	5	LEGAL FEES	.05	4
TRASH REMOVAL	.03	5	AUDIT FEES	.02	4
REPR MAINT TOTAL	1.04	5	GEN OFC EXP	.02	5
PAYROLL	.44	5	OTHER ADM EXP	.01	4
ELEVATOR	.13	5	FIXED EXP TOTAL	.83	5
HVAC	.07	5	REAL ESTATE TAX	.72	5
ELECTRICAL	.08	5	BUILDING INS	.10	5
STRUCT ROOF	.13	3	PERS PROP TAX	.01	1
PLUMBING	.01	5	OTHER TAXES	.01	5
FIRE LIFE SFTY	.02	2	LEASING EXPENSES	.85	4
OTHER MAINT SUP	.17	5	ADV PROMOTION	.02	4
UTILITIES TOTAL	1.88	5	COMM FEES	.12	3
ELECTRIC	1.78	5	TENANT ALTS	.63	4
GAS	.28	4	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL	.44	5
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.44	5
COAL			RDS GROUNDS		
WATER SEWER	.05	5	SECURITY		
RDS GNDS SEC TOT	.05	4	ADMINISTRATIVE	.19	1
RDS GNDS TOTAL	.02	4	TOTAL CONTRACTS	1.37	5
RDS GNDS PAYRL			CLEANING	.74	5
RDS GNDS CONTR	.02	3	REPAIR MAINT	.13	5
RDS GNDS OTHER	.01	1	RDS GROUNDS	.02	3
SECURITY TOTAL	.31	1	SECURITY	.31	1
SEC PAYROLL			ADMINISTRATIVE	.55	3
SEC CONTRACTS	.31	1			
SEC OTHER					

U.S. PRIVATE SECTOR
WICHITA
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 96,668 SQ.FT.					94,312 SQ.FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	9.83	9.28		
RETAIL AREA	7.84	7.84			1				
OTHER AREA									
TOTAL RENT	9.78	9.28			3				
MISCELLANEOUS	.06	.06			1				
TOTAL INCOME	9.79	9.28			3				
EXPENSE									
CLEANING	.73	.69			3	.75	.69		
REPAIR MAINT	1.09	1.04			3	1.11	1.04		
UTILITIES	1.57	1.60			3	1.57	1.60		
RDS GNDS SEC	.03	.02			3	.03	.02		
ADMINISTRATIVE	.67	.58			3	.67	.58		
TOTAL OPER EXP	4.09	3.93			3	4.16	3.93		
FIXED EXPENSES	.66	.47			3	.66	.47		
TOTAL OPER+FIXED	4.75	4.40			3	4.82	4.40		
LEASING EXP	1.79	1.45			3				
TOTAL PAYROLL	.42	.44			3				
TOTAL CONTRACT	1.41	1.37			3				

AVG SQFT OFC TEN	2054	3	AVG OFFICE OCCUPANCY	95.8	3
AVG SQFT RET TEN	2358	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	151	3	AVG RATE YR-END RENT	12.00	3
			RENTABLE GROSS SQFT	.80	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.69	3	ADMIN TOTAL	.58	3
PAYROLL			PAYROLL		
CONTRACT	.67	3	MGMT FEES	.46	3
SUP MAT MISC	.02	3	LEGAL FEES	.12	2
TRASH REMOVAL	.09	3	AUDIT FEES	.08	2
REPR MAINT TOTAL	1.04	3	GEN OFC EXP	.02	3
PAYROLL	.44	3	OTHER ADM EXP	.02	3
ELEVATOR	.10	3	FIXED EXP TOTAL	.47	3
HVAC	.05	3	REAL ESTATE TAX	.39	3
ELECTRICAL	.04	3	BUILDING INS	.10	3
STRUCT ROOF	.13	3	PERS PROP TAX		
PLUMBING	.02	3	OTHER TAXES	.01	3
FIRE LIFE SFTY			LEASING EXPENSES	1.45	3
OTHER MAINT SUP	.19	3	ADV PROMOTION	.02	3
UTILITIES TOTAL	1.60	3	COMM FEES	.12	3
ELECTRIC	1.22	3	TENANT ALTS	1.07	3
GAS	.24	2	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL	.44	3
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.44	3
COAL			RDS GROUNDS		
WATER SEWER	.05	3	SECURITY		
RDS GNDS SEC TOT	.02	3	ADMINISTRATIVE		
RDS GNDS TOTAL	.02	3	TOTAL CONTRACTS	1.37	3
RDS GNDS PAYRL			CLEANING	.67	3
RDS GNDS CONTR	.02	3	REPAIR MAINT	.10	3
RDS GNDS OTHER			RDS GROUNDS	.02	3
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE	.55	3
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
WICHITA
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 502,847 SQ.FT.					462,563 SQ FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.97	.98			3	1.05	.98		
REPAIR-MAINT	1.04	.93			3	1.12	.98		
UTILITIES	2.51	2.08			3	2.54	2.09		
RDS GNDS SEC	.28	.25			2	.28	.25		
ADMINISTRATIVE	.24	.27			3	.24	.27		
TOTAL OPER EXP	4.98	3.92			3	5.20	4.07		
FIXED EXPENSES	1.20	.83			3	1.20	.83		
TOTAL OPER+FIXED	6.18	4.75			3	6.40	4.77		
LEASING EXP	.15	.23			2				
TOTAL PAYROLL	.47	.27			3				
TOTAL CONTRACT	1.30	1.09			3				

AVG SQFT OFC TEN	5357	3	AVG OFFICE OCCUPANCY	93.8	3
AVG SQFT RET TEN	7057	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	253	2	AVG RATE YR-END RENT	11.67	3
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL					
PAYROLL			FIXED EXP TOTAL		
ELEVATOR			REAL ESTATE TAX		
HVAC			BUILDING INS		
ELECTRICAL			PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING					
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL			TENANT ALTS		
ELECTRIC			BUY-OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT					
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. PRIVATE SECTOR
WILMINGTON
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS 778,514 SQ.FT.					778,514 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					20	10.47	10.47		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.47	10.47			20				
MISCELLANEOUS									
TOTAL INCOME	10.47	10.47			20				
EXPENSE									
CLEANING	.90	.90			20	.90	.90		
REPAIR-MAINT	1.42	1.42			20	1.42	1.42		
UTILITIES	1.69	1.69			20	1.69	1.69		
RDS GNDS SEC	.68	.68			20	.68	.68		
ADMINISTRATIVE	.50	.50			20	.50	.50		
TOTAL OPER EXP	5.19	5.19			20	5.19	5.19		
FIXED EXPENSES	1.85	1.85			20	1.85	1.85		
TOTAL OPER+FIXED	7.04	7.04			20	7.04	7.04		
LEASING EXP									
TOTAL PAYROLL	.47	.47			20				
TOTAL CONTRACT	2.41	2.41			20				

AVG SQFT OFC TEN	129419	20	AVG OFFICE OCCUPANCY	100.0	20
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	324	20	AVG RATE YR-END RENT	11.00	20
			RENTABLE GROSS SQFT	.92	20

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.90	20	ADMIN TOTAL	.50	20
PAYROLL	.04	20	PAYROLL	.14	20
CONTRACT	.74	20	MGMT FEES	.29	20
SUP MAT MISC	.06	20	LEGAL FEES		
TRASH REMOVAL	.06	20	AUDIT FEES		
			GEN OFC EXP	.07	20
			OTHER ADM EXP		
REPR MAINT TOTAL	1.42	20			
PAYROLL	.24	20	FIXED EXP TOTAL	1.85	20
ELEVATOR	.01	20	REAL ESTATE TAX	.62	20
HVAC	.22	20	BUILDING INS		
ELECTRICAL	.12	20	PERS PROP TAX		
STRUCT ROOF	.79	20	OTHER TAXES	1.24	20
PLUMBING	.02	20			
FIRE LIFE SFTY	.02	20	LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
			COMM. FEES		
UTILITIES TOTAL	1.69	20	TENANT ALTS		
ELECTRIC	1.65	20	BUY-OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL	.47	20
PURCH STEAM			CLEANING	.04	20
PURCH CH WTR			REPAIR MAINT	.24	20
COAL			RDS GROUNDS	.05	20
WATER SEWER	.04	20	SECURITY		
			ADMINISTRATIVE	.14	20
RDS. GNDS. SEC TOT	.68	20			
RDS GNDS TOTAL	.25	20	TOTAL CONTRACTS	2.41	20
RDS GNDS PAYRL	.05	20	CLEANING	.86	20
RDS. GNDS CONTR	.16	20	REPAIR. MAINT	.63	20
RDS GNDS OTHER	.03	20	RDS. GROUNDS	.21	20
SECURITY TOTAL	.43	20	SECURITY	.42	20
SEC PAYROLL			ADMINISTRATIVE	.29	20
SEC CONTRACTS	.42	20			
SEC OTHER	.00	20			

UNITED STATES PRIVATE SECTOR
SPECIAL STUDIES

ALL BUILDINGS–1985 165
2 YEAR COMPARISON OF IDENTICAL BUILDINGS 166
5 YEAR COMPARISON OF IDENTICAL BUILDINGS 167
ALL ELECTRICAL BUILDINGS 170
SINGLE PURPOSE BUILDINGS 176
MEDICAL BUILDINGS 181
AGENCY MANAGED BUILDINGS 185
FINANCIAL BUILDINGS 191

U.S. PRIVATE SECTOR
ALL BUILDINGS-1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	2287 BLDS 437,402,644 SQ.FT.					413,446,265 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2009	14.17	11.68	9.23	14.71
RETAIL AREA	15.16	12.91	8.00	20.13	645				
OTHER AREA	9.47	5.96	2.79	11.37	279				
TOTAL RENT	14.23	11.76	9.18	14.91	2111				
MISCELLANEOUS	.66	.13	.03	.44	1418				
TOTAL INCOME	14.73	12.05	9.41	15.27	2111				
EXPENSE									
CLEANING	1.00	.71	.55	.94	2287	1.05	.72	.57	.99
REPAIR-MAINT	1.15	.80	.55	1.19	2287	1.21	.84	.56	1.26
UTILITIES	1.79	1.61	1.25	2.00	2287	1.85	1.64	1.27	2.06
RDS GNDS SEC	.38	.28	.16	.43	2180	.38	.28	.16	.43
ADMINISTRATIVE	.68	.61	.42	.87	2274	.68	.61	.42	.87
TOTAL OPER EXP	4.98	4.21	3.46	5.21	2287	5.21	4.35	3.56	5.42
FIXED EXPENSES	2.17	1.29	.85	1.86	2246	2.17	1.29	.85	1.86
TOTAL OPER+FIXED	7.05	5.65	4.60	6.98	2281	7.38	5.74	4.68	7.33
LEASING EXP	.72	.25	.09	.63	1729				
TOTAL PAYROLL	1.06	.55	.33	.92	1664				
TOTAL CONTRACT	1.58	1.31	.95	1.83	1620				

AVG SQFT OFC TEN	7866	2153	AVG OFFICE OCCUPANCY	90.2	2225
AVG SQFT RET TEN	3079	699	AVG RETAIL OCCUPANCY	90.9	734
AVG SQFT OFC WORK	258	1610	AVG RATE YR-END RENT	16.17	2076
			RENTABLE GROSS SQFT	.85	1161

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	1495	ADMIN TOTAL	.61	1480
PAYROLL	.45	443	PAYROLL	.25	907
CONTRACT	.57	1422	MGMT FEES	.41	1218
SUP MAT MISC	.06	1223	LEGAL FEES	.03	787
TRASH REMOVAL	.03	1332	AUDIT FEES	.03	560
			GEN OFC EXP	.04	1057
REPR MAINT TOTAL	.81	1479	OTHER ADM EXP	.03	967
PAYROLL	.33	1128			
ELEVATOR	.13	1325	FIXED EXP TOTAL	1.26	1477
HVAC	.11	1416	REAL ESTATE TAX	1.11	1435
ELECTRICAL	.04	1286	BUILDING INS	.11	1408
STRUCT ROOF	.03	759	PERS PROP TAX	.01	258
PLUMBING	.01	1173	OTHER TAXES	.03	361
FIRE LIFE SFTY	.01	645			
OTHER MAINT SUP	.16	1420	LEASING EXPENSES	.31	1161
			ADV PROMOTION	.02	754
UTILITIES TOTAL	1.59	1486	COMM FEES	.16	870
ELECTRIC	1.37	1481	TENANT ALTS	.30	800
GAS	.16	715	BUY-OUTS	.15	79
FUEL OIL	.04	118			
PURCH STEAM	.39	205	TOTAL PAYROLL	.59	1106
PURCH CH WTR	.59	39	CLEANING	.42	390
COAL	.02	5	REPAIR MAINT	.33	981
WATER SEWER	.06	1437	RDS GROUNDS	.08	227
			SECURITY	.22	279
RDS GNDS SEC TOT	.28	1438	ADMINISTRATIVE	.24	769
RDS GNDS TOTAL	.11	1193			
RDS GNDS PAYRL	.07	240	TOTAL CONTRACTS	1.45	1174
RDS GNDS CONTR	.08	1020	CLEANING	.56	1139
RDS GNDS OTHER	.03	721	REPAIR MAINT	.27	1051
SECURITY TOTAL	.19	1268	RDS GROUNDS	.08	850
SEC PAYROLL	.21	358	SECURITY	.14	981
SEC CONTRACTS	.14	1081	ADMINISTRATIVE	.43	1013
SEC OTHER	.02	373			

U.S. PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (2 YEARS)
1984

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1379 BLDS 296,327,794 SQ FT					278,159,132 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1232	13.45	11.01	8.61	13.95
RETAIL AREA	13.93	12.20	7.52	17.89	417				
OTHER AREA	9.75	8.31	3.02	13.90	216				
TOTAL RENT	13.47	11.05	8.58	14.03	1276				
MISCELLANEOUS	.85	.13	.03	.48	893				
TOTAL INCOME	13.98	11.32	8.72	14.44	1276				
EXPENSE									
CLEANING	1.03	.71	.55	.97	1381	1.09	.74	.57	1.02
REPAIR-MAINT	1.16	.80	.52	1.18	1381	1.23	.84	.54	1.26
UTILITIES	1.83	1.57	1.22	1.98	1381	1.91	1.61	1.27	2.06
RDS. GNDS. SEC	.34	.25	.14	.42	1302	.34	.25	.14	.42
ADMINISTRATIVE	.60	.56	.38	.79	1367	.60	.56	.38	.79
TOTAL OPER EXP	4.95	4.10	3.36	5.11	1381	5.22	4.31	3.46	5.41
FIXED EXPENSES	1.93	1.16	.75	1.66	1357	1.93	1.16	.75	1.66
TOTAL OPER+FIXED	6.83	5.39	4.39	6.57	1381	7.13	5.57	4.52	6.97
LEASING EXP	.59	.23	.08	.55	1070				
TOTAL PAYROLL	1.11	.56	.33	1.06	1080				
TOTAL CONTRACT	1.45	1.22	.86	1.70	1103				

AVG SQFT OFC TEN	8009	1291	AVG OFFICE OCCUPANCY	91.1	1342
AVG SQFT RET TEN	3455	435	AVG RETAIL OCCUPANCY	91.3	471
AVG SQFT OFC WORK	246	897	AVG RATE YR-END RENT	15.84	1232
			RENTABLE GROSS SQFT	.84	698

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.74	989	ADMIN TOTAL	.57	983
PAYROLL	.55	362	PAYROLL	.23	619
CONTRACT	.54	946	MGMT FEES	.37	791
SUP MAT MISC	.05	843	LEGAL FEES	.02	518
TRASH REMOVAL	.03	869	AUDIT FEES	.03	344
			GEN OFC EXP	.04	723
REPR MAINT TOTAL	.83	995	OTHER ADM EXP	.03	646
PAYROLL	.34	767			
ELEVATOR	.14	896	FIXED EXP TOTAL	1.14	994
HVAC	.11	955	REAL ESTATE TAX	1.05	964
ELECTRICAL	.04	848	BUILDING INS	.07	960
STRUCT ROOF	.03	491	PERS PROP TAX	.01	173
PLUMBING	.01	755	OTHER TAXES	.02	201
FIRE LIFE SFTY	.05	826			
OTHER MAINT SUP	.12	923	LEASING EXPENSES	.27	775
			ADV PROMOTION	.02	438
UTILITIES TOTAL	1.59	1002	COMM FEES	.13	617
ELECTRIC	1.32	985	TENANT ALTS	.20	528
GAS	.16	498	BUY-OUTS	.29	36
FUEL OIL	.04	73			
PURCH STEAM	.39	169	TOTAL PAYROLL	.62	792
PURCH CH WTR	.68	36	CLEANING	.55	348
COAL	.07	1	REPAIR MAINT	.34	721
WATER SEWER	.05	972	RDS GROUNDS	.05	175
			SECURITY	.22	227
RDS GNDS SEC TOT	.27	955	ADMINISTRATIVE	.23	578
RDS GNDS TOTAL	.09	769			
RDS GNDS PAYRL	.05	175	TOTAL CONTRACTS	1.36	800
RDS GNDS CONTR	.07	657	CLEANING	.55	779
RDS GNDS OTHER	.03	420	REPAIR MAINT	.27	662
SECURITY TOTAL	.18	888	RDS GROUNDS	.08	526
SEC PAYROLL	.21	254	SECURITY	.14	652
SEC CONTRACTS	.13	749	ADMINISTRATIVE	.38	679
SEC OTHER	.02	286			

U.S. PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (2 YEARS)
1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1325 BLDS 296,678,303 SQ FT					279,373,549 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1163	14.38	11.86	9.40	14.86
RETAIL AREA	16.09	13.02	8.09	20.01	444				
OTHER AREA	8.21	6.00	2.63	10.85	199				
TOTAL RENT	14.51	11.99	9.37	15.08	1221				
MISCELLANEOUS	.70	.11	.03	.43	851				
TOTAL INCOME	15.04	12.25	9.50	15.45	1221				
EXPENSE									
CLEANING	1.06	.72	.57	.99	1325	1.12	.76	.58	1.04
REPAIR MAINT	1.22	.85	.58	1.24	1325	1.28	.89	.59	1.32
UTILITIES	1.85	1.66	1.28	2.05	1325	1.93	1.70	1.32	2.10
RDS GNDS SEC	.37	.28	.18	.44	1263	.37	.28	.18	.44
ADMINISTRATIVE	.67	.61	.42	.85	1322	.67	.61	.42	.85
TOTAL OPER EXP	5.15	4.31	3.57	5.33	1325	5.42	4.49	3.68	5.61
FIXED EXPENSES	2.25	1.31	.88	1.84	1303	2.25	1.31	.88	1.84
TOTAL OPER+FIXED	7.27	5.69	4.73	7.13	1319	7.66	5.82	4.85	7.46
LEASING EXP	.62	.24	.08	.57	1042				
TOTAL PAYROLL	1.13	.59	.35	1.03	1053				
TOTAL CONTRACT	1.59	1.28	.90	1.8	1113				

AVG SQFT OFC TEN	8439	1236	AVG OFFICE OCCUPANCY	91.6	1288
AVG SQFT RET TEN	3328	479	AVG RETAIL OCCUPANCY	93.7	508
AVG SQFT OFC WORK	262	896	AVG RATE YR-END RENT	16.06	1196
			RENTABLE GROSS SQFT	.85	668

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.75	878	ADMIN TOTAL	.61	870
PAYROLL	.55	296	PAYROLL	.24	544
CONTRACT	.58	836	MGMT FEES	.41	686
SUP MAT MISC	.06	751	LEGAL FEES	.03	461
TRASH REMOVAL	.03	785	AUDIT FEES	.03	314
			GEN OFC EXP	.04	618
REPR MAINT TOTAL	.87	872	OTHER ADM EXP	.03	574
PAYROLL	.36	683			
ELEVATOR	.15	795	FIXED EXP TOTAL	1.29	866
HVAC	.11	835	REAL ESTATE TAX	1.14	844
ELECTRICAL	.04	789	BUILDING INS	.10	831
STRUCT ROOF	.03	433	PERS PROP TAX	.01	158
PLUMBING	.01	682	OTHER TAXES	.03	197
FIRE LIFE SFTY	.01	351			
OTHER MAINT SUP	.17	853	LEASING EXPENSES	.30	675
			ADV PROMOTION	.02	391
UTILITIES TOTAL	1.65	873	COMM FEES	.15	506
ELECTRIC	1.38	870	TENANT ALTS	.28	484
GAS	.18	417	BUY-OUTS	.14	44
FUEL OIL	.03	71			
PURCH STEAM	.39	152	TOTAL PAYROLL	.64	669
PURCH CH WTR	.63	28	CLEANING	.53	268
COAL	.03	2	REPAIR MAINT	.36	599
WATER SEWER	.06	858	RDS GROUNDS	.07	133
			SECURITY	.22	203
RDS GNDS SEC TOT	.29	844	ADMINISTRATIVE	.24	462
RDS GNDS TOTAL	.09	669			
RDS GNDS PAYRL	.05	145	TOTAL CONTRACTS	1.42	709
RDS GNDS CONTR	.07	565	CLEANING	.59	692
RDS GNDS OTHER	.03	410	REPAIR MAINT	.27	637
SECURITY TOTAL	.19	778	RDS GROUNDS	.06	477
SEC PAYROLL	.22	256	SECURITY	.14	575
SEC CONTRACTS	.14	640	ADMINISTRATIVE	.43	587
SEC OTHER	.02	216			

U.S. PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1981

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	451 BLDS 114,440,478 SQ.FT.					104,992,352 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					408	9.69	9.07	7.38	10.78
RETAIL AREA	12.20	9.46	6.77	13.99	229				
OTHER AREA	7.87	4.59	1.97	12.47	142				
TOTAL RENT	10.16	9.07	7.18	10.76	423				
MISCELLANEOUS	.40	.09	.01	.41	346				
TOTAL INCOME	10.49	9.24	7.44	11.05	424				
EXPENSE									
CLEANING	1.05	.78	.63	1.18	451	1.14	.83	.67	1.29
REPAIR MAINT	1.11	.82	.58	1.19	451	1.19	.93	.61	1.31
UTILITIES	1.68	1.31	.99	1.72	451	1.78	1.38	1.04	1.77
RDS GNDS SEC	.28	.20	.10	.33	450	.28	.20	.10	.33
ADMINISTRATIVE	.52	.46	.33	.66	451	.52	.46	.33	.66
TOTAL OPER EXP	4.64	3.77	3.12	4.88	451	4.98	4.11	3.30	5.24
FIXED EXPENSES	1.75	.92	.62	1.38	443	1.75	.92	.62	1.38
TOTAL OPER+FIXED	6.39	4.85	3.87	6.35	443	6.73	5.12	4.17	6.85
LEASING EXP	.24	.09	.01	.29	418				
TOTAL PAYROLL	1.20	.64	.32	1.31	394				
TOTAL CONTRACT	1.21	1.09	.62	1.50	397				

AVG SQFT OFC TEN	7186	437	AVG OFFICE OCCUPANCY	98.0	451
AVG SQFT RET TEN	3397	247	AVG RETAIL OCCUPANCY	97.3	259
AVG SQFT OFC WORK	253	333	AVG RATE YR END RENT	14.58	405
			RENTABLE GROSS SQFT	.86	139

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.78	384
PAYROLL	.31	251
CONTRACT	.56	369
SUP MAT MISC	.05	329
TRASH REMOVAL	.03	342
REPR MAINT TOTAL	.82	383
PAYROLL	.33	344
ELEVATOR	.15	361
HVAC	.09	355
ELECTRICAL	.03	342
STRUCT ROOF	.01	215
PLUMBING	.01	314
FIRE LIFE SFTY	.05	340
OTHER MAINT SUP	.09	352
UTILITIES TOTAL	1.31	388
ELECTRIC	1.04	383
GAS	.07	198
FUEL OIL	.00	105
PURCH STEAM	.19	155
PURCH CH WTR	.00	91
COAL	.00	83
WATER SEWER	.05	371
RDS GNDS SEC TOT	.20	380
RDS GNDS TOTAL	.03	315
RDS GNDS PAYRL	.00	155
RDS GNDS CONTR	.02	251
RDS GNDS OTHER	.01	213
SECURITY TOTAL	.14	380
SEC PAYROLL	.07	194
SEC CONTRACTS	.11	300
SEC OTHER	.00	154

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.46	383
PAYROLL	.16	277
MGMT FEES	.28	315
LEGAL FEES	.01	233
AUDIT FEES	.01	193
GEN OFC EXP	.03	301
OTHER ADM EXP	.02	246
FIXED EXP TOTAL	.90	384
REAL ESTATE TAX	.76	376
BUILDING INS	.07	378
PERS PROP TAX	.00	159
OTHER TAXES	.00	158
LEASING EXPENSES	.10	364
ADV PROMOTION	.00	190
COMM FEES	.07	250
TENANT ALTS	.08	234
BUY-OUTS	.00	100
TOTAL PAYROLL	.65	363
CLEANING	.34	237
REPAIR MAINT	.33	333
RDS GROUNDS	.00	168
SECURITY	.07	195
ADMINISTRATIVE	.19	226
TOTAL CONTRACTS	1.10	368
CLEANING	.58	351
REPAIR MAINT	.24	294
RDS GROUNDS	.02	253
SECURITY	.11	300
ADMINISTRATIVE	.28	296

U.S. PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1982

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	434 BLDS 113,344,689 SQ.FT.					105,332,829 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					374	11.49	10.39	8.31	12.09
RETAIL AREA	13.82	10.38	7.34	14.38	214				
OTHER AREA	9.63	4.69	2.02	11.37	127				
TOTAL RENT	11.75	10.20	8.14	12.22	404				
MISCELLANEOUS	.56	.17	.05	.62	311				
TOTAL INCOME	12.21	10.56	8.36	12.57	404				
EXPENSE									
CLEANING	1.12	.83	.66	1.19	433	1.20	.86	.70	1.29
REPAIR MAINT	1.22	.93	.62	1.28	433	1.30	1.01	.67	1.41
UTILITIES	1.91	1.51	1.15	1.95	433	2.01	1.57	1.24	2.02
RDS GNDS SEC	.33	.25	.14	.41	415	.33	.25	.14	.41
ADMINISTRATIVE	.59	.52	.35	.72	430	.59	.52	.35	.72
TOTAL OPER EXP	5.15	4.24	3.43	5.26	433	5.48	4.47	3.62	5.76
FIXED EXPENSES	1.91	1.04	.73	1.57	422	1.91	1.04	.73	1.57
TOTAL OPER+FIXED	7.09	5.39	4.46	6.81	424	7.42	5.82	4.68	7.28
LEASING EXP	.26	.18	.06	.44	303				
TOTAL PAYROLL	1.44	.80	.42	1.73	339				
TOTAL CONTRACT	1.31	1.22	.71	1.60	351				

AVG SQFT OFC TEN	7485	409	AVG OFFICE OCCUPANCY	97.5	433
AVG SQFT RET TEN	3494	230	AVG RETAIL OCCUPANCY	96.9	255
AVG SQFT OFC WORK	247	349	AVG RATE YR-END RENT	15.40	389
			RENTABLE GROSS SQFT	.81	153

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.83	433
PAYROLL	.55	186
CONTRACT	.80	332
SUP MAT MISC	.06	286
TRASH REMOVAL	.03	307
REPR MAINT TOTAL	.93	433
PAYROLL	.39	301
ELEVATOR	.17	328
HVAC	.10	328
ELECTRICAL	.03	311
STRUCT ROOF	.03	155
PLUMBING	.01	274
FIRE LIFE SFTY	.06	311
OTHER MAINT SUP	.09	295
UTILITIES TOTAL	1.51	433
ELECTRIC	1.20	365
GAS	.16	155
FUEL OIL	.05	36
PURCH STEAM	.38	95
PURCH CH WTR	.69	18
COAL	.03	1
WATER SEWER	.05	354
RDS GNDS SEC TOT	.25	415
RDS GNDS TOTAL	.05	243
RDS GNDS PAYRL	.05	87
RDS GNDS CONTR	.03	197
RDS GNDS OTHER	.02	154
SECURITY TOTAL	.20	319
SEC PAYROLL	.18	128
SEC CONTRACTS	.13	251
SEC OTHER	.01	103

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.52	430
PAYROLL	.21	236
MGMT FEES	.33	254
LEGAL FEES	.02	170
AUDIT FEES	.02	123
GEN OFC EXP	.03	252
OTHER ADM EXP	.02	201
FIXED EXP TOTAL	1.04	422
REAL ESTATE TAX	.95	343
BUILDING INS	.07	347
PERS PROP TAX	.00	65
OTHER TAXES	.03	69
LEASING EXPENSES	.16	303
ADV PROMOTION	.01	104
COMM FEES	.10	195
TENANT ALTS	.10	179
BUY-OUTS	.03	12
TOTAL PAYROLL	.80	339
CLEANING	.62	169
REPAIR MAINT	.42	284
RDS GROUNDS	.05	80
SECURITY	.17	121
ADMINISTRATIVE	.21	218
TOTAL CONTRACTS	1.22	351
CLEANING	.62	296
REPAIR MAINT	.28	254
RDS GROUNDS	.03	178
SECURITY	.13	236
ADMINISTRATIVE	.30	199

U.S. PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1983

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	454 BLDS 113,764,632 SQ.FT.					105,816,689 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					410	12.65	10.97	8.65	13.14
RETAIL AREA	16.16	11.86	7.39	16.66	208				
OTHER AREA	11.59	6.33	3.06	14.58	125				
TOTAL RENT	12.89	11.01	8.82	13.15	421				
MISCELLANEOUS	.56	.18	.03	.59	323				
TOTAL INCOME	13.33	11.27	9.17	13.74	422				
EXPENSE									
CLEANING	1.15	.84	.64	1.22	454	1.23	.90	.68	1.34
REPAIR MAINT	1.34	.97	.64	1.37	454	1.42	1.03	.70	1.47
UTILITIES	1.97	1.56	1.20	2.03	454	2.06	1.63	1.27	2.18
RDS GNDS SEC	.35	.26	.15	.43	435	.35	.26	.15	.43
ADMINISTRATIVE	.64	.55	.38	.83	451	.64	.55	.38	.83
TOTAL OPER EXP	5.42	4.40	3.58	5.52	454	5.76	4.72	3.79	6.05
FIXED EXPENSES	2.05	1.17	.78	1.80	449	2.05	1.17	.78	1.80
TOTAL OPER+FIXED	7.47	5.58	4.66	7.19	454	7.81	5.90	4.91	7.74
LEASING EXP	.36	.22	.06	.48	344				
TOTAL PAYROLL	1.47	.85	.44	1.77	373				
TOTAL CONTRACT	1.42	1.23	.80	1.66	377				

AVG SQFT OFC TEN	7770	426	AVG OFFICE OCCUPANCY	98.1	454
AVG SQFT RET TEN	3333	212	AVG RETAIL OCCUPANCY	96.7	251
AVG SQFT OFC WORK	226	355	AVG RATE YR-END RENT	15.43	400
			RENTABLE GROSS SQFT	.82	192

COMPONENT COSTS -TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	383
PAYROLL	.63	193
CONTRACT	.59	358
SUP MAT MISC	.06	322
TRASH REMOVAL	.03	335
REPR MAINT TOTAL	.97	376
PAYROLL	.41	327
ELEVATOR	.18	359
HVAC	.10	354
ELECTRICAL	.03	341
STRUCT ROOF	.02	160
PLUMBING	.01	293
FIRE LIFE SFTY	.06	329
OTHER MAINT SUP	.11	330
UTILITIES TOTAL	1.56	454
ELECTRIC	1.23	404
GAS	.16	169
FUEL OIL	.13	27
PURCH STEAM	.38	109
PURCH CH WTR	.67	19
COAL		
WATER SEWER	.06	370
RDS GNDS SEC TOT	.26	435
RDS GNDS TOTAL	.05	261
RDS GNDS PAYRL	.04	96
RDS GNDS CONTR	.03	199
RDS GNDS OTHER	.02	160
SECURITY TOTAL	.20	347
SEC PAYROLL	.20	141
SEC CONTRACTS	.14	251
SEC OTHER	.02	114

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.54	375
PAYROLL	.23	253
MGMT FEES	.36	289
LEGAL FEES	.02	191
AUDIT FEES	.03	139
GEN OFC EXP	.04	276
OTHER ADM EXP	.03	241
FIXED EXP TOTAL	1.13	398
REAL ESTATE TAX	1.04	387
BUILDING INS	.07	388
PERS PROP TAX	.00	98
OTHER TAXES	.04	87
LEASING EXPENSES	.22	299
ADV PROMOTION	.01	111
COMM FEES	.13	218
TENANT ALTS	.14	200
BUY OUTS	.14	7
TOTAL PAYROLL	.82	336
CLEANING	.61	179
REPAIR MAINT	.43	305
RDS GROUNDS	.04	97
SECURITY	.20	131
ADMINISTRATIVE	.23	249
TOTAL CONTRACTS	1.24	334
CLEANING	.61	314
REPAIR MAINT	.30	255
RDS GROUNDS	.03	178
SECURITY	.14	236
ADMINISTRATIVE	.37	229

U.S. PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1984

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	425 BLDS 110,719,204 SQ.FT.					102,867,491 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					381	13.00	10.82	8.63	13.07
RETAIL AREA	17.80	12.16	8.42	17.66	175				
OTHER AREA	11.52	6.14	3.04	12.16	114				
TOTAL RENT	13.29	10.84	8.65	13.37	392				
MISCELLANEOUS	.55	.15	.03	.58	304				
TOTAL INCOME	13.72	11.17	8.92	13.86	392				
EXPENSE									
CLEANING	1.16	.81	.61	1.15	427	1.25	.86	.65	1.29
REPAIR MAINT	1.41	.98	.64	1.42	427	1.50	1.04	.69	1.48
UTILITIES	2.07	1.65	1.27	2.11	427	2.17	1.71	1.35	2.20
RDS GNDS SEC	.37	.27	.15	.45	415	.37	.27	.15	.45
ADMINISTRATIVE	.65	.54	.38	.79	424	.65	.54	.38	.79
TOTAL OPER EXP	5.64	4.44	3.61	5.66	427	5.99	4.75	3.76	6.08
FIXED EXPENSES	2.19	1.20	.80	1.79	424	2.19	1.20	.80	1.79
TOTAL OPER+FIXED	7.82	5.68	4.82	7.36	427	8.18	5.96	5.04	7.74
LEASING EXP	.40	.22	.06	.46	338				
TOTAL PAYROLL	1.48	.74	.39	1.64	382				
TOTAL CONTRACT	1.51	1.24	.81	1.70	370				

AVG SQFT OFC TEN	8534	404	AVG OFFICE OCCUPANCY	94.3	419
AVG SQFT RET TEN	3400	189	AVG RETAIL OCCUPANCY	97.4	205
AVG SQFT OFC WORK	247	310	AVG RATE YR-END RENT	15.51	377
			RENTABLE GROSS SQFT	.80	209

COMPONENT COSTS- TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	360
PAYROLL	.62	183
CONTRACT	.60	336
SUP MAT MISC	.05	301
TRASH REMOVAL	.03	316
REPR MAINT TOTAL	1.06	358
PAYROLL	.44	316
ELEVATOR	.19	331
HVAC	.11	340
ELECTRICAL	.04	324
STRUCT ROOF	.03	159
PLUMBING	.02	285
FIRE LIFE SFTY	.06	295
OTHER MAINT SUP	.12	336
UTILITIES TOTAL	1.71	359
ELECTRIC	1.36	358
GAS	.20	153
FUEL OIL	.08	25
PURCH STEAM	.40	96
PURCH CH WTR	.75	17
COAL	.07	1
WATER SEWER	.06	348
RDS GNDS SEC TOT	.29	347
RDS GNDS TOTAL	.06	256
RDS GNDS PAYRL	.05	95
RDS GNDS CONTR	.03	207
RDS GNDS OTHER	.03	148
SECURITY TOTAL	.21	333
SEC PAYROLL	.24	129
SEC CONTRACTS	.13	266
SEC OTHER	.02	117

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.54	356
PAYROLL	.24	246
MGMT FEES	.35	269
LEGAL FEES	.02	177
AUDIT FEES	.03	119
GEN OFC EXP	.04	272
OTHER ADM EXP	.03	236
FIXED EXP TOTAL	1.17	359
REAL ESTATE TAX	1.10	349
BUILDING INS	.07	353
PERS PROP TAX	.00	84
OTHER TAXES	.02	91
LEASING EXPENSES	.23	285
ADV PROMOTION	.01	127
COMM FEES	.08	215
TENANT ALTS	.17	179
BUY-OUTS	.28	10
TOTAL PAYROLL	.87	322
CLEANING	.62	179
REPAIR MAINT	.44	303
RDS GROUNDS	.05	95
SECURITY	.27	120
ADMINISTRATIVE	.24	238
TOTAL CONTRACTS	1.36	310
CLEANING	.63	300
REPAIR MAINT	.32	236
RDS GROUNDS	.04	184
SECURITY	.13	242
ADMINISTRATIVE	.36	280

U.S. PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	429 BLDS 113,776,769 SQ.FT.					106,324,829 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					387	13.83	11.50	9.07	13.95
RETAIL AREA	19.48	12.24	8.31	18.92	190				
OTHER AREA	9.55	5.93	2.34	10.67	103				
TOTAL RENT	14.20	11.48	9.04	14.05	392				
MISCELLANEOUS	.70	.12	.03	.44	308				
TOTAL INCOME	14.77	11.75	9.35	14.28	392				
EXPENSE									
CLEANING	1.17	.80	.82	1.18	429	1.25	.84	.84	1.29
REPAIR MAINT	1.45	1.03	.70	1.41	429	1.54	1.08	.72	1.54
UTILITIES	2.04	1.73	1.29	2.13	429	2.14	1.80	1.38	2.20
RDS GNDS SEC	.38	.29	.16	.48	411	.38	.29	.16	.48
ADMINISTRATIVE	.68	.59	.42	.82	428	.68	.59	.42	.82
TOTAL OPER EXP	5.70	4.84	3.76	5.74	429	6.04	4.87	3.90	6.24
FIXED EXPENSES	2.38	1.29	.89	1.90	427	2.38	1.29	.89	1.90
TOTAL OPER+FIXED	8.07	5.95	5.07	7.54	429	8.42	6.23	5.22	8.03
LEASING EXP	.49	.24	.08	.56	351				
TOTAL PAYROLL	1.48	.72	.40	1.44	382				
TOTAL CONTRACT	1.58	1.20	.80	1.75	382				

AVG SQFT OFC TEN	8656	409	AVG OFFICE OCCUPANCY	93.6	424
AVG SQFT RET TEN	3241	217	AVG RETAIL OCCUPANCY	97.4	228
AVG SQFT OFC WORK	256	308	AVG RATE YR-END RENT	15.88	391
			RENTABLE GROSS SQFT	.81	201

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	288	ADMIN TOTAL	.58	286
PAYROLL	.57	147	PAYROLL	.26	193
CONTRACT	.59	265	MGMT FEES	.36	199
SUP MAT MISC	.06	255	LEGAL FEES	.03	140
TRASH REMOVAL	.03	249	AUDIT FEES	.03	116
			GEN OFC EXP	.05	220
REPR MAINT TOTAL	1.13	285	OTHER ADM EXP	.03	183
PAYROLL	.47	247			
ELEVATOR	.20	265	FIXED EXP TOTAL	1.26	288
HVAC	.11	269	REAL ESTATE TAX	1.11	277
ELECTRICAL	.05	261	BUILDING INS	.10	282
STRUCT ROOF	.04	136	PERS PROP TAX	.00	67
PLUMBING	.02	221	OTHER TAXES	.03	71
FIRE LIFE SFTY	.02	121			
OTHER MAINT SUP	.19	279	LEASING EXPENSES	.26	227
			ADV PROMOTION	.02	106
UTILITIES TOTAL	1.75	285	COMM FEES	.12	162
ELECTRIC	1.41	282	TENANT ALTS	.27	169
GAS	.16	138	BUY-OUTS	.05	16
FUEL OIL	.04	25			
PURCH STEAM	.39	63	TOTAL PAYROLL	.92	254
PURCH CH WTR	.65	12	CLEANING	.54	142
COAL			REPAIR MAINT	.47	233
WATER SEWER	.06	281	RDS GROUNDS	.06	50
			SECURITY	.23	105
RDS GNDS SEC TOT	.29	276	ADMINISTRATIVE	.25	179
RDS GNDS TOTAL	.05	187			
RDS GNDS PAYRL	.05	51	TOTAL CONTRACTS	1.34	250
RDS GNDS CONTR	.04	144	CLEANING	.60	237
RDS GNDS OTHER	.02	105	REPAIR MAINT	.30	226
SECURITY TOTAL	.22	263	RDS GROUNDS	.04	135
SEC PAYROLL	.22	124	SECURITY	.14	197
SEC CONTRACTS	.14	203	ADMINISTRATIVE	.37	192
SEC OTHER	.02	84			

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	205 BLDS 70,874,888 SQ.FT.					66,259,447 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					178	17.24	13.22	10.83	17.52
RETAIL AREA	19.70	16.54	9.45	26.00	113				
OTHER AREA	8.22	7.32	2.56	21.50	50				
TOTAL RENT	16.93	13.22	10.43	16.93	166				
MISCELLANEOUS	.44	.20	.04	.52	130				
TOTAL INCOME	17.26	13.69	10.59	17.26	166				
EXPENSE									
CLEANING	1.04	.75	.62	1.07	205	1.11	.78	.65	1.14
REPAIR-MAINT	1.29	.84	.63	1.24	205	1.37	.87	.69	1.33
UTILITIES	1.69	1.61	1.12	2.06	205	1.75	1.66	1.17	2.13
RDS GNDS SEC	.38	.29	.16	.47	200	.38	.29	.16	.47
ADMINISTRATIVE	.80	.67	.45	.92	204	.80	.67	.45	.92
TOTAL OPER EXP	5.20	4.35	3.48	5.33	205	5.49	4.65	3.63	5.80
FIXED EXPENSES	2.51	1.36	.86	2.30	204	2.51	1.36	.86	2.30
TOTAL OPER+FIXED	7.68	5.87	4.64	7.37	205	8.00	6.12	5.01	7.81
LEASING EXP	.97	.31	.08	.66	161				
TOTAL PAYROLL	1.37	.63	.40	1.22	151				
TOTAL CONTRACT	1.36	1.43	.97	1.77	150				

AVG SQFT OFC TEN	11443	198	AVG OFFICE OCCUPANCY	91.3	201
AVG SQFT RET TEN	3057	124	AVG RETAIL OCCUPANCY	88.5	129
AVG SQFT OFC WORK	264	172	AVG RATE YR-END RENT	18.51	187
			RENTABLE GROSS SQFT	.85	93

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.75	205
PAYROLL	.57	70
CONTRACT	.59	193
SUP MAT MISC	.05	178
TRASH REMOVAL	.03	182
REPR MAINT TOTAL	.83	201
PAYROLL	.36	187
ELEVATOR	.18	192
HVAC	.09	198
ELECTRICAL	.03	177
STRUCT ROOF	.02	93
PLUMBING	.01	157
FIRE LIFE SFTY	.01	92
OTHER MAINT SUP	.15	198
UTILITIES TOTAL	1.61	201
ELECTRIC	1.47	201
GAS	.06	24
FUEL OIL	.00	11
PURCH STEAM	.29	32
PURCH CH WTR	.42	8
COAL		
WATER SEWER	.05	189
RDS. GNDS SEC TOT	.29	200
RDS GNDS TOTAL	.06	152
RDS GNDS PAYRL	.05	31
RDS GNDS CONTR	.04	122
RDS GNDS OTHER	.02	85
SECURITY TOTAL	.24	191
SEC PAYROLL	.21	80
SEC CONTRACTS	.18	145
SEC OTHER	.01	68

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.67	204
PAYROLL	.23	137
MGMT FEES	.40	172
LEGAL FEES	.03	128
AUDIT FEES	.03	105
GEN OFC EXP	.05	156
OTHER ADM EXP	.03	145
FIXED EXP TOTAL	1.36	204
REAL ESTATE TAX	1.11	196
BUILDING INS	.11	197
PERS PROP TAX	.01	44
OTHER TAXES	.03	50
LEASING EXPENSES	.31	161
ADV PROMOTION	.02	89
COMM FEES	.12	114
TENANT ALTS	.36	105
BUY-OUTS	.14	15
TOTAL PAYROLL	.63	151
CLEANING	.67	60
REPAIR MAINT	.36	137
RDS GROUNDS	.05	24
SECURITY	.25	64
ADMINISTRATIVE	.23	117
TOTAL CONTRACTS	1.43	150
CLEANING	.59	141
REPAIR MAINT	.25	120
RDS GROUNDS	.04	89
SECURITY	.18	117
ADMINISTRATIVE	.38	130

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS 605,732 SQ.FT.					553,647 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					17	11.25	11.16	8.51	13.88
RETAIL AREA	15.83	12.81	6.24	30.20	6				
OTHER AREA	4.00	4.00			1				
TOTAL RENT	11.23	10.40	9.16	13.50	17				
MISCELLANEOUS	.26	.04	.01	.54	9				
TOTAL INCOME	11.38	10.92	9.18	13.50	17				
EXPENSE									
CLEANING	.90	.77	.45	1.04	17	.97	.94	.45	1.19
REPAIR-MAINT	.96	.71	.52	1.30	17	1.03	.77	.52	1.46
UTILITIES	1.51	1.70	.66	1.93	17	1.56	1.70	.67	2.01
RDS GNDS SEC	.30	.14	.06	.29	16	.30	.14	.06	.29
ADMINISTRATIVE	.70	.76	.46	.89	17	.70	.76	.46	.89
TOTAL OPER EXP	4.35	3.80	2.66	5.08	17	4.64	4.44	2.64	5.57
FIXED EXPENSES	1.57	1.26	.69	2.08	17	1.57	1.26	.69	2.08
TOTAL OPER+FIXED	5.92	6.10	3.58	6.94	17	6.21	6.55	3.77	7.29
LEASING EXP	.97	.25	.09	.43	15				
TOTAL PAYROLL	.72	.43	.25	.75	9				
TOTAL CONTRACT	1.82	1.63	1.29	2.1	11				

AVG SQFT OFC TEN	3557	16	AVG OFFICE OCCUPANCY	90.2	17
AVG SQFT RET TEN	3890	7	AVG RETAIL OCCUPANCY	95.6	6
AVG SQFT OFC WORK	236	13	AVG RATE YR-END RENT	13.93	15
			RENTABLE GROSS SQFT	.81	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.77	17
PAYROLL	.04	3
CONTRACT	.72	16
SUP MAT MISC	.04	14
TRASH REMOVAL	.06	12
REPR MAINT TOTAL	.65	15
PAYROLL	.26	6
ELEVATOR	.11	12
HVAC	.09	13
ELECTRICAL	.02	12
STRUCT ROOF	.13	6
PLUMBING	.01	9
FIRE LIFE SFTY	.01	5
OTHER MAINT SUP	.15	15
UTILITIES TOTAL	1.70	17
ELECTRIC	1.36	17
GAS	.23	5
FUEL OIL		
PURCH STEAM	.52	1
PURCH CH WTR		
COAL		
WATER SEWER	.07	15
RDS. GNDS SEC TOT	.14	16
RDS GNDS TOTAL	.10	10
RDS GNDS PAYRL		
RDS GNDS CONTR	.09	8
RDS GNDS OTHER	.13	4
SECURITY TOTAL	.08	12
SEC PAYROLL	.10	4
SEC CONTRACTS	.08	8
SEC OTHER	.01	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.76	17
PAYROLL	.28	6
MGMT FEES	.60	14
LEGAL FEES	.03	6
AUDIT FEES	.06	6
GEN OFC EXP	.02	12
OTHER ADM EXP	.05	11
FIXED EXP TOTAL	1.26	17
REAL ESTATE TAX	.76	17
BUILDING INS	.14	16
PERS PROP TAX	.65	1
OTHER TAXES	.24	3
LEASING EXPENSES	.25	15
ADV PROMOTION	.03	6
COMM FEES	.10	10
TENANT ALTS	.24	9
BUY-OUTS		
TOTAL PAYROLL	.43	9
CLEANING	.04	3
REPAIR MAINT	.31	9
RDS GROUNDS	.01	1
SECURITY	.02	1
ADMINISTRATIVE	.40	5
TOTAL CONTRACTS	1.63	11
CLEANING	.74	10
REPAIR MAINT	.21	10
RDS GROUNDS	.08	3
SECURITY	.14	9
ADMINISTRATIVE	.66	8

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS 1,412,054 SQ.FT.					1,292,899 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					17	11.89	11.56	8.69	15.20
RETAIL AREA	20.17	15.90	11.27	28.32	8				
OTHER AREA	1.84	7.90			2				
TOTAL RENT	12.39	11.42	7.85	16.20	19				
MISCELLANEOUS	1.10	.27	.02	2.88	10				
TOTAL INCOME	13.00	11.43	8.23	16.34	19				
EXPENSE									
CLEANING	.79	.79	.65	.88	20	.85	.79	.65	1.01
REPAIR MAINT	.83	.78	.49	.93	20	.89	.81	.50	1.05
UTILITIES	1.68	1.59	1.20	2.12	20	1.78	1.68	1.38	2.18
RDS GNDS SEC	.24	.22	.07	.35	20	.24	.22	.07	.35
ADMINISTRATIVE	.97	.70	.45	.89	19	.97	.70	.45	.89
TOTAL OPER EXP	4.48	4.12	3.57	5.42	20	4.81	4.32	3.81	5.71
FIXED EXPENSES	1.34	1.23	.89	1.72	20	1.34	1.23	.89	1.72
TOTAL OPER+FIXED	5.82	5.51	4.48	6.67	20	6.15	5.59	4.59	7.52
LEASING EXP	.39	.30	.02	.63	15				
TOTAL PAYROLL	.87	.35	.28	.81	12				
TOTAL CONTRACT	1.23	1.27	.82	1.58	13				

AVG SQFT OFC TEN	3937	19	AVG OFFICE OCCUPANCY	88.9	20
AVG SQFT RET TEN	1848	9	AVG RETAIL OCCUPANCY	89.5	10
AVG SQFT OFC WORK	257	18	AVG RATE YR-END RENT	14.19	19
			RENTABLE GROSS SQFT	.78	12

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.79	20	ADMIN TOTAL	.70	19
PAYROLL	.17	6	PAYROLL	.22	8
CONTRACT	.60	19	MGMT FEES	.45	17
SUP MAT MISC	.09	13	LEGAL FEES	.04	9
TRASH REMOVAL	.04	14	AUDIT FEES	.04	4
			GEN OFC EXP	.06	13
REPR MAINT TOTAL	.78	19	OTHER ADM EXP	.03	9
PAYROLL	.27	15			
ELEVATOR	.14	18	FIXED EXP TOTAL	1.23	20
HVAC	.15	19	REAL ESTATE TAX	.92	20
ELECTRICAL	.02	13	BUILDING INS	.12	20
STRUCT ROOF	.01	8	PERS PROP TAX	.06	4
PLUMBING	.02	11	OTHER TAXES	.78	4
FIRE LIFE SFTY	.01	8			
OTHER MAINT SUP	.08	17	LEASING EXPENSES	.30	15
			ADV PROMOTION	.02	9
UTILITIES TOTAL	1.68	18	COMM FEES	.28	9
ELECTRIC	1.55	16	TENANT ALTS	.32	8
GAS	.00	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.55	1	TOTAL PAYROLL	.35	12
PURCH CH WTR			CLEANING	.12	5
COAL			REPAIR MAINT	.26	12
WATER SEWER	.06	16	RDS GROUNDS	.13	1
			SECURITY	.22	2
RDS GNDS SEC TOT	.22	20	ADMINISTRATIVE	.23	7
RDS GNDS TOTAL	.11	13			
RDS GNDS PAYRL	.09	2	TOTAL CONTRACTS	1.27	13
RDS GNDS CONTR	.05	12	CLEANING	.57	12
RDS GNDS OTHER	.07	5	REPAIR MAINT	.24	13
SECURITY TOTAL	.23	17	RDS GROUNDS	.07	7
SEC PAYROLL	.21	3	SECURITY	.07	11
SEC CONTRACTS	.23	15	ADMINISTRATIVE	.35	10
SEC OTHER	.01	2			

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	56 BLDS 10,197,826 SQ.FT.					9,622,944 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					47	14.53	13.23	11.38	18.03
RETAIL AREA	18.74	19.28	14.37	28.53	25				
OTHER AREA	10.70	7.59	2.75	28.28	7				
TOTAL RENT	14.65	13.16	11.00	17.28	51				
MISCELLANEOUS	.42	.09	.03	.53	33				
TOTAL INCOME	14.92	13.27	11.00	17.32	51				
EXPENSE									
CLEANING	.77	.67	.60	.81	56	.82	.71	.63	.83
REPAIR-MAINT	.91	.91	.67	1.20	56	.96	.92	.72	1.28
UTILITIES	1.67	1.67	1.38	1.94	56	1.76	1.60	1.42	2.11
RDS GNDS SEC	.34	.31	.16	.49	54	.34	.31	.16	.49
ADMINISTRATIVE	.76	.67	.45	1.01	56	.76	.67	.45	1.01
TOTAL OPER EXP	4.44	4.37	3.81	5.01	56	4.69	4.71	4.02	5.49
FIXED EXPENSES	1.34	1.12	.82	1.94	56	1.34	1.12	.82	1.94
TOTAL OPER+FIXED	5.78	5.73	5.01	6.59	56	6.02	6.01	5.24	6.85
LEASING EXP	.74	.32	.08	.82	40				
TOTAL PAYROLL	.77	.60	.46	.96	38				
TOTAL CONTRACT	1.48	1.45	1.02	1.80	37				

AVG SQFT OFC TEN	5683	54	AVG OFFICE OCCUPANCY	90.9	55
AVG SQFT RET TEN	2297	28	AVG RETAIL OCCUPANCY	88.6	28
AVG SQFT OFC WORK	250	43	AVG RATE YR-END RENT	18.17	46
			RENTABLE GROSS SQFT	.86	22

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.67	56	ADMIN TOTAL	.67	56
PAYROLL	.37	11	PAYROLL	.26	34
CONTRACT	.56	55	MGMT FEES	.45	46
SUP MAT MISC	.06	51	LEGAL FEES	.05	31
TRASH REMOVAL	.03	53	AUDIT FEES	.04	26
			GEN OFC EXP	.05	45
REPR MAINT TOTAL	.90	55	OTHER ADM EXP	.03	40
PAYROLL	.36	52			
ELEVATOR	.13	54	FIXED EXP TOTAL	1.12	56
HVAC	.08	54	REAL ESTATE TAX	1.01	54
ELECTRICAL	.04	47	BUILDING INS	.12	54
STRUCT ROOF	.01	20	PERS PROP TAX	.00	12
PLUMBING	.01	42	OTHER TAXES	.01	22
FIRE LIFE SFTY	.01	28			
OTHER MAINT SUP	.16	55	LEASING EXPENSES	.32	40
			ADV PROMOTION	.02	29
UTILITIES TOTAL	1.66	54	COMM FEES	.11	37
ELECTRIC	1.61	54	TENANT ALTS	.30	24
GAS	.06	6	BUY-OUTS		
FUEL OIL	.00	5			
PURCH STEAM	.28	4	TOTAL PAYROLL	.60	38
PURCH CH WTR			CLEANING	.50	8
COAL			REPAIR MAINT	.37	37
WATER SEWER	.05	50	RDS GROUNDS	.08	4
			SECURITY	.13	13
RDS GNDS SEC TOT	.31	54	ADMINISTRATIVE	.27	26
RDS GNDS TOTAL	.04	38			
RDS GNDS PAYRL	.08	6	TOTAL CONTRACTS	1.45	37
RDS GNDS CONTR	.03	29	CLEANING	.58	36
RDS GNDS OTHER	.01	17	REPAIR MAINT	.24	30
SECURITY TOTAL	.26	54	RDS GROUNDS	.04	21
SEC PAYROLL	.15	20	SECURITY	.22	33
SEC CONTRACTS	.22	43	ADMINISTRATIVE	.53	31
SEC OTHER	.01	15			

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	34 BLDS 15,029,429 SQ.FT.					14,232,580 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					28	16.33	13.39	12.03	17.73
RETAIL AREA	13.87	13.56	8.22	22.54	22				
OTHER AREA	7.62	8.23	.73	62.81	10				
TOTAL RENT	15.82	13.66	11.65	18.43	29				
MISCELLANEOUS	.50	.26	.13	.57	23				
TOTAL INCOME	16.22	14.08	11.98	18.57	29				
EXPENSE									
CLEANING	1.04	.85	.62	1.34	34	1.09	.85	.70	1.42
REPAIR MAINT	1.22	.94	.70	1.67	34	1.28	.98	.73	1.80
UTILITIES	1.79	1.67	.99	2.45	34	1.86	1.68	1.02	2.59
RDS GNDS SEC	.39	.31	.21	.51	34	.39	.31	.21	.51
ADMINISTRATIVE	.69	.68	.50	.92	34	.69	.68	.50	.92
TOTAL OPER EXP	5.14	4.74	3.52	6.37	34	5.37	4.78	3.64	6.73
FIXED EXPENSES	2.09	1.69	.80	2.66	34	2.09	1.69	.80	2.66
TOTAL OPER+FIXED	7.23	6.72	4.93	8.87	34	7.47	6.85	5.21	9.16
LEASING EXP	.99	.54	.20	1.16	29				
TOTAL PAYROLL	1.21	.74	.39	1.83	33				
TOTAL CONTRACT	1.41	1.45	.98	1.87	32				

AVG SQFT OFC TEN	13538	34	AVG OFFICE OCCUPANCY	91.1	34
AVG SQFT RET TEN	2985	27	AVG RETAIL OCCUPANCY	71.8	28
AVG SQFT OFC WORK	228	31	AVG RATE YR-END RENT	20.74	30
			RENTABLE GROSS SQFT	.87	18

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.85	34	ADMIN TOTAL	.68	34
PAYROLL	1.02	14	PAYROLL	.23	29
CONTRACT	.59	33	MGMT FEES	.35	29
SUP MAT MISC	.05	28	LEGAL FEES	.03	21
TRASH REMOVAL	.03	31	AUDIT FEES	.03	18
			GEN OFC EXP	.05	33
REPR MAINT TOTAL	.94	34	OTHER ADM EXP	.04	24
PAYROLL	.42	28			
ELEVATOR	.21	34	FIXED EXP TOTAL	1.69	34
HVAC	.07	34	REAL ESTATE TAX	1.54	33
ELECTRICAL	.03	33	BUILDING INS	.10	32
STRUCT ROOF	.04	13	PERS PROP TAX	.01	8
PLUMBING	.01	27	OTHER TAXES	.01	12
FIRE LIFE SFTY	.01	20			
OTHER MAINT SUP	.19	33	LEASING EXPENSES	.54	29
			ADV PROMOTION	.01	19
UTILITIES TOTAL	1.67	34	COMM FEES	.13	20
ELECTRIC	1.47	34	TENANT ALTS	.58	21
GAS	.01	6	BUY-OUTS	.12	6
FUEL OIL	.00	1			
PURCH STEAM	.29	7	TOTAL PAYROLL	.74	33
PURCH CH WTR	.42	3	CLEANING	1.11	12
COAL			REPAIR MAINT	.42	28
WATER SEWER	.04	33	RDS GROUNDS	.07	2
			SECURITY	.27	14
RDS GNDS SEC TOT	.31	34	ADMINISTRATIVE	.23	29
RDS GNDS TOTAL	.04	25			
RDS GNDS PAYRL	.07	2	TOTAL CONTRACTS	1.45	32
RDS GNDS CONTR	.03	22	CLEANING	.62	31
RDS GNDS OTHER	.00	11	REPAIR MAINT	.32	31
SECURITY TOTAL	.27	33	RDS GROUNDS	.03	22
SEC PAYROLL	.26	15	SECURITY	.20	26
SEC CONTRACTS	.21	27	ADMINISTRATIVE	.37	27
SEC OTHER	.02	12			

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN MORE THAN 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	34 BLDS 32,579,748 SQ.FT.					30,828,922 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					28	17.84	15.57	11.20	21.67
RETAIL AREA	15.15	13.33	8.09	22.59	23				
OTHER AREA	13.43	12.04	7.49	60.72	8				
TOTAL RENT	17.22	15.55	11.31	21.28	29				
MISCELLANEOUS	.42	.30	.15	.52	20				
TOTAL INCOME	17.51	15.85	12.07	21.71	29				
EXPENSE									
CLEANING	1.03	.83	.71	1.36	34	1.08	.92	.73	1.43
REPAIR MAINT	1.14	.91	.66	1.28	34	1.20	1.03	.69	1.36
UTILITIES	1.50	1.45	.96	1.94	34	1.54	1.49	1.00	2.02
RDS GNDS SEC	.34	.31	.19	.48	34	.34	.31	.19	.48
ADMINISTRATIVE	.74	.64	.31	1.03	34	.74	.64	.31	1.03
TOTAL OPER EXP	4.75	4.40	3.36	5.53	34	4.96	4.62	3.41	5.95
FIXED EXPENSES	2.81	1.79	1.17	3.93	33	2.81	1.79	1.17	3.93
TOTAL OPER+FIXED	7.50	6.64	4.71	10.00	34	7.76	6.74	4.98	10.15
LEASING EXP	1.19	.24	.06	1.00	28				
TOTAL PAYROLL	1.12	.77	.52	1.43	31				
TOTAL CONTRACT	1.26	1.21	.80	1.53	29				

AVG SQFT OFC TEN	18547	33	AVG OFFICE OCCUPANCY	89.7	33
AVG SQFT RET TEN	3556	29	AVG RETAIL OCCUPANCY	89.6	31
AVG SQFT OFC WORK	249	27	AVG RATE YR-END RENT	21.74	33
			RENTABLE GROSS SQFT	.84	16

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.83	34	ADMIN TOTAL	.64	34
PAYROLL	.69	17	PAYROLL	.19	32
CONTRACT	.62	32	MGMT FEES	.28	29
SUP MAT MISC	.04	32	LEGAL FEES	.02	24
TRASH REMOVAL	.03	33	AUDIT FEES	.01	19
			GEN OFC EXP	.05	32
REPR MAINT TOTAL	.91	34	OTHER ADM EXP	.04	26
PAYROLL	.36	30			
ELEVATOR	.22	34	FIXED EXP TOTAL	1.79	33
HVAC	.10	34	REAL ESTATE TAX	1.71	32
ELECTRICAL	.04	34	BUILDING INS	.09	31
STRUCT ROOF	.02	19	PERS PROP TAX	.00	8
PLUMBING	.01	30	OTHER TAXES	.03	6
FIRE LIFE SFTY	.01	21			
OTHER MAINT SUP	.16	34	LEASING EXPENSES	.24	28
			ADV PROMOTION	.03	16
UTILITIES TOTAL	1.45	34	COMM FEES	.12	19
ELECTRIC	1.26	34	TENANT ALTS	.31	17
GAS	.02	4	BUY-OUTS	.26	6
FUEL OIL	.02	3			
PURCH STEAM	.21	4	TOTAL PAYROLL	.77	31
PURCH CH WTR	.06	1	CLEANING	.71	15
COAL			REPAIR MAINT	.35	27
WATER SEWER	.04	33	RDS GROUNDS	.09	2
			SECURITY	.25	14
RDS GNDS SEC TOT	.31	34	ADMINISTRATIVE	.18	28
RDS GNDS TOTAL	.05	26			
RDS GNDS PAYRL	.09	2	TOTAL CONTRACTS	1.21	29
RDS GNDS CONTR	.03	26	CLEANING	.56	28
RDS GNDS OTHER	.03	11	REPAIR MAINT	.26	23
SECURITY TOTAL	.25	33	RDS GROUNDS	.03	23
SEC PAYROLL	.25	16	SECURITY	.15	21
SEC CONTRACTS	.18	23	ADMINISTRATIVE	.19	28
SEC OTHER	.02	14			

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA: 424 BLDS 40,144,420 SQ.FT.					TOTAL OFFICE RENTABLE AREA: 39,344,993 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					399	11.53	11.38	9.35	13.28
RETAIL AREA	9.52	10.55	5.58	14.88	32				
OTHER AREA	26.15	9.71	6.48	67.65	15				
TOTAL RENT	11.57	11.41	9.43	13.54	406				
MISCELLANEOUS	.47	.12	.03	.43	257				
TOTAL INCOME	11.90	11.70	9.56	13.83	408				
EXPENSE									
CLEANING	.62	.62	.50	.75	424	.62	.62	.50	.75
REPAIR-MAINT	.68	.59	.43	.79	424	.68	.59	.43	.81
UTILITIES	1.58	1.53	1.22	1.90	424	1.57	1.54	1.22	1.91
RDS GNDS SEC	.35	.29	.19	.43	423	.35	.29	.19	.43
ADMINISTRATIVE	.70	.62	.49	.87	418	.70	.62	.49	.87
TOTAL OPER EXP	3.92	3.84	3.26	4.47	424	3.95	3.88	3.25	4.52
FIXED EXPENSES	1.94	1.23	.85	1.64	416	1.94	1.23	.85	1.64
TOTAL OPER+FIXED	5.83	5.08	4.30	6.16	424	5.88	5.16	4.29	6.21
LEASING EXP	1.10	.36	.14	.94	345				
TOTAL PAYROLL	.44	.39	.26	.63	299				
TOTAL CONTRACT	1.51	1.48	1.21	1.85	340				

AVG SQFT OFC TEN	5883	403	AVG OFFICE OCCUPANCY	83.9	408
AVG SQFT RET TEN	3255	41	AVG RETAIL OCCUPANCY	85.4	41
AVG SQFT OFC WORK	264	314	AVG RATE YR END RENT	14.58	398
			RENTABLE GROSS SQFT	.90	230

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.62	424
PAYROLL	.11	76
CONTRACT	.52	412
SUP MAT MISC	.05	337
TRASH REMOVAL	.03	396
REPR MAINT TOTAL	.59	419
PAYROLL	.22	285
ELEVATOR	.08	356
HVAC	.11	407
ELECTRICAL	.03	352
STRUCT ROOF	.03	269
PLUMBING	.01	331
FIRE LIFE SFTY	.01	172
OTHER MAINT SUP	.13	389
UTILITIES TOTAL	1.53	423
ELECTRIC	1.46	421
GAS	.04	16
FUEL OIL	.00	5
PURCH STEAM		
PURCH CH WTR	.72	9
COAL	.04	1
WATER SEWER	.05	411
RDS GNDS SEC TOT	.29	423
RDS GNDS TOTAL	.17	416
RDS GNDS PAYRL	.08	77
RDS GNDS CONTR	.13	385
RDS GNDS OTHER	.04	265
SECURITY TOTAL	.10	366
SEC PAYROLL	.08	32
SEC CONTRACTS	.09	341
SEC OTHER	.02	77

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.62	417
PAYROLL	.25	249
MGMT FEES	.47	393
LEGAL FEES	.03	197
AUDIT FEES	.03	117
GEN OFC EXP	.04	293
OTHER ADM EXP	.02	253
FIXED EXP TOTAL	1.24	416
REAL ESTATE TAX	1.15	407
BUILDING INS	.09	384
PERS PROP TAX	.01	46
OTHER TAXES	.03	90
LEASING EXPENSES	.36	344
ADV PROMOTION	.03	259
COMM FEES	.22	284
TENANT ALTS	.32	243
BUY OUTS	.18	29
TOTAL PAYROLL	.39	298
CLEANING	.09	69
REPAIR MAINT	.22	245
RDS GROUNDS	.08	71
SECURITY	.10	28
ADMINISTRATIVE	.24	205
TOTAL CONTRACTS	1.48	339
CLEANING	.53	335
REPAIR MAINT	.22	308
RDS GROUNDS	.14	312
SECURITY	.08	307
ADMINISTRATIVE	.50	329

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 57 BLDS 1,698,682 SQ.FT.					TOTAL OFFICE RENTABLE AREA: 1,698,682 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					54	11.32	11.01	9.20	13.32
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.35	11.01	9.20	13.50	54				
MISCELLANEOUS	.19	.05	.01	.23	23				
TOTAL INCOME	11.44	11.10	9.56	13.50	54				
EXPENSE									
CLEANING	.68	.64	.49	.87	57	.68	.64	.49	.87
REPAIR-MAINT	.63	.56	.31	.88	57	.63	.56	.31	.88
UTILITIES	1.61	1.59	1.21	2.02	57	1.61	1.59	1.21	2.02
RDS GNDS SEC	.30	.29	.17	.41	57	.30	.29	.17	.41
ADMINISTRATIVE	.71	.63	.48	.83	57	.71	.63	.48	.83
TOTAL OPER EXP	3.92	3.80	3.08	4.94	57	3.92	3.80	3.08	4.94
FIXED EXPENSES	1.14	1.08	.73	1.55	55	1.14	1.08	.73	1.55
TOTAL OPER+FIXED	5.03	4.69	3.97	6.31	57	5.06	4.69	3.97	6.31
LEASING EXP	.70	.27	.11	.81	44				
TOTAL PAYROLL	.53	.38	.29	.71	26				
TOTAL CONTRACT	1.74	1.63	1.26	2.25	38				

AVG SQFT OFC TEN	2647	51	AVG OFFICE OCCUPANCY	88.6	51
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	236	35	AVG RATE YR-END RENT	13.16	48
			RENTABLE GROSS SQFT	.90	24

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	57
PAYROLL	.70	7
CONTRACT	.56	53
SUP MAT MISC	.06	34
TRASH REMOVAL	.05	48
REPR MAINT TOTAL	.55	55
PAYROLL	.22	23
ELEVATOR	.07	33
HVAC	.13	51
ELECTRICAL	.03	42
STRUCT ROOF	.03	22
PLUMBING	.01	32
FIRE LIFE SFTY	.04	8
OTHER MAINT SUP	.14	55
UTILITIES TOTAL	1.59	57
ELECTRIC	1.56	55
GAS		
FUEL OIL	1.63	1
PURCH STEAM		
PURCH CH WTR	.63	2
COAL	.04	1
WATER SEWER	.06	53
RDS GNDS SEC TOT	.29	57
RDS GNDS TOTAL	.23	55
RDS GNDS PAYRL	.20	3
RDS GNDS CONTR	.21	49
RDS GNDS OTHER	.05	28
SECURITY TOTAL	.07	37
SEC PAYROLL	.05	2
SEC CONTRACTS	.06	35
SEC OTHER	.03	4

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.64	56
PAYROLL	.36	14
MGMT FEES	.52	54
LEGAL FEES	.03	17
AUDIT FEES	.06	17
GEN OFC EXP	.04	29
OTHER ADM EXP	.01	25
FIXED EXP TOTAL	1.08	55
REAL ESTATE TAX	.95	53
BUILDING INS	.10	53
PERS PROP TAX	.26	4
OTHER TAXES	.02	7
LEASING EXPENSES	.27	44
ADV PROMOTION	.04	28
COMM FEES	.13	33
TENANT ALTS	.38	22
BUY-OUTS	.18	3
TOTAL PAYROLL	.38	26
CLEANING	.42	7
REPAIR MAINT	.25	18
RDS GROUNDS	.16	4
SECURITY	.10	3
ADMINISTRATIVE	.36	13
TOTAL CONTRACTS	1.63	38
CLEANING	.59	37
REPAIR MAINT	.19	36
RDS GROUNDS	.23	34
SECURITY	.06	29
ADMINISTRATIVE	.58	38

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	87 BLDS 6,374,345 SQ.FT.					6,305,231 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					87	11.86	11.77	9.38	13.28
RETAIL AREA	9.58	8.36	5.22	14.22	7				
OTHER AREA									
TOTAL RENT	11.93	11.77	9.38	13.35	87				
MISCELLANEOUS	.41	.11	.03	.39	50				
TOTAL INCOME	12.17	11.85	9.38	13.96	87				
EXPENSE									
CLEANING	.61	.59	.52	.71	87	.60	.59	.50	.70
REPAIR-MAINT	.69	.59	.45	.75	87	.69	.59	.45	.76
UTILITIES	1.62	1.55	1.25	1.92	87	1.61	1.55	1.25	1.92
RDS GNDS SEC	.31	.28	.16	.40	87	.31	.28	.16	.40
ADMINISTRATIVE	.75	.61	.46	.99	87	.75	.61	.46	.99
TOTAL OPER EXP	3.98	3.90	3.24	4.43	87	3.97	3.90	3.24	4.43
FIXED EXPENSES	1.23	1.17	.78	1.57	85	1.23	1.17	.78	1.57
TOTAL OPER+FIXED	5.18	5.15	4.23	5.96	87	5.21	5.15	4.07	5.96
LEASING EXP	.58	.26	.07	.60	79				
TOTAL PAYROLL	.50	.42	.25	.67	54				
TOTAL CONTRACT	1.58	1.49	1.27	1.81	73				

AVG SQFT OFC TEN	4845	78	AVG OFFICE OCCUPANCY	87.0	81
AVG SQFT RET TEN	2456	7	AVG RETAIL OCCUPANCY	99.4	7
AVG SQFT OFC WORK	238	55	AVG RATE YR-END RENT	14.38	82
			RENTABLE GROSS SQFT	.91	49

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.59	87
PAYROLL	.37	14
CONTRACT	.52	83
SUP MAT MISC	.05	71
TRASH REMOVAL	.03	82
REPR MAINT TOTAL	.60	86
PAYROLL	.24	51
ELEVATOR	.06	80
HVAC	.14	85
ELECTRICAL	.02	69
STRUCT ROOF	.02	56
PLUMBING	.01	63
FIRE LIFE SFTY	.01	41
OTHER MAINT SUP	.13	86
UTILITIES TOTAL	1.59	87
ELECTRIC	1.53	87
GAS	.07	5
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.05	84
RDS GNDS SEC TOT	.28	87
RDS GNDS TOTAL	.18	87
RDS GNDS PAYRL	.09	14
RDS GNDS CONTR	.13	81
RDS GNDS OTHER	.04	60
SECURITY TOTAL	.08	79
SEC PAYROLL	.08	14
SEC CONTRACTS	.07	69
SEC OTHER	.01	17

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.61	87
PAYROLL	.28	34
MGMT FEES	.51	83
LEGAL FEES	.02	39
AUDIT FEES	.04	21
GEN OFC EXP	.03	53
OTHER ADM EXP	.02	49
FIXED EXP TOTAL	1.19	85
REAL ESTATE TAX	1.10	83
BUILDING INS	.10	84
PERS PROP TAX	.01	9
OTHER TAXES	.02	12
LEASING EXPENSES	.26	79
ADV PROMOTION	.02	53
COMM FEES	.21	55
TENANT ALTS	.27	41
BUY-OUTS	.22	6
TOTAL PAYROLL	.48	54
CLEANING	.31	12
REPAIR MAINT	.23	42
RDS GROUNDS	.08	11
SECURITY	.26	6
ADMINISTRATIVE	.28	31
TOTAL CONTRACTS	1.48	73
CLEANING	.53	71
REPAIR MAINT	.27	68
RDS GROUNDS	.13	69
SECURITY	.06	65
ADMINISTRATIVE	.56	71

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	89 BLDS 14,561,647 SQ.FT.					14,431,775 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					83	12.34	12.01	9.90	14.42
RETAIL AREA	5.29	11.11	6.75	14.88	12				
OTHER AREA	7.15	4.13			3				
TOTAL RENT	12.38	12.05	9.90	14.83	83				
MISCELLANEOUS	.34	.14	.03	.40	56				
TOTAL INCOME	12.82	12.14	9.92	15.03	83				
EXPENSE									
CLEANING	.65	.65	.52	.76	89	.64	.65	.52	.77
REPAIR-MAINT	.70	.61	.45	.82	89	.69	.61	.45	.82
UTILITIES	1.55	1.48	1.24	1.70	89	1.53	1.50	1.24	1.73
RDS GNDS SEC	.41	.34	.23	.49	88	.41	.34	.23	.49
ADMINISTRATIVE	.74	.64	.51	.91	89	.74	.64	.51	.91
TOTAL OPER EXP	4.05	3.85	3.38	4.46	89	4.03	3.88	3.36	4.50
FIXED EXPENSES	1.44	1.43	1.10	1.71	87	1.44	1.43	1.10	1.71
TOTAL OPER+FIXED	5.45	5.32	4.70	6.21	89	5.43	5.36	4.74	6.22
LEASING EXP	1.30	.52	.20	1.89	69				
TOTAL PAYROLL	.45	.39	.26	.56	73				
TOTAL CONTRACT	1.59	1.45	1.22	1.89	79				

AVG SQFT OFC TEN	7369	86	AVG OFFICE OCCUPANCY	85.6	88
AVG SQFT RET TEN	2011	15	AVG RETAIL OCCUPANCY	92.1	15
AVG SQFT OFC WORK	274	72	AVG RATE YR-END RENT	15.61	82
			RENTABLE GROSS SQFT	.92	47

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	89
PAYROLL	.08	21
CONTRACT	.53	86
SUP MAT MISC	.04	77
TRASH REMOVAL	.03	82
REPR MAINT TOTAL	.80	87
PAYROLL	.21	67
ELEVATOR	.08	86
HVAC	.07	82
ELECTRICAL	.02	75
STRUCT ROOF	.01	42
PLUMBING	.01	69
FIRE LIFE SFTY	.01	48
OTHER MAINT SUP	.12	87
UTILITIES TOTAL	1.47	89
ELECTRIC	1.41	89
GAS	.02	4
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR	.59	4
COAL		
WATER SEWER	.05	89
RDS GNDS SEC TOT	.32	88
RDS GNDS TOTAL	.15	86
RDS GNDS PAYRL	.07	9
RDS GNDS CONTR	.13	80
RDS GNDS OTHER	.02	52
SECURITY TOTAL	.15	87
SEC PAYROLL	.09	6
SEC CONTRACTS	.15	84
SEC OTHER	.02	16

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.62	89
PAYROLL	.23	55
MGMT FEES	.45	80
LEGAL FEES	.03	51
AUDIT FEES	.02	34
GEN OFC EXP	.04	70
OTHER ADM EXP	.03	58
FIXED EXP TOTAL	1.43	87
REAL ESTATE TAX	1.30	87
BUILDING INS	.08	85
PERS PROP TAX	.01	16
OTHER TAXES	.03	17
LEASING EXPENSES	.52	68
ADV PROMOTION	.03	46
COMM FEES	.26	56
TENANT ALTS	.40	43
BUY-OUTS	.12	11
TOTAL PAYROLL	.38	72
CLEANING	.08	18
REPAIR MAINT	.21	64
RDS GROUNDS	.07	9
SECURITY	.09	4
ADMINISTRATIVE	.21	50
TOTAL CONTRACTS	1.46	78
CLEANING	.54	77
REPAIR MAINT	.19	73
RDS GROUNDS	.13	69
SECURITY	.15	77
ADMINISTRATIVE	.46	76

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
SUBURBAN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS 7,234,683 SQ.FT.					6,873,371 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					18	11.17	10.71	9.41	12.45
RETAIL AREA	11.18	10.55	8.92	11.23	7				
OTHER AREA	77.58	57.35			3				
TOTAL RENT	11.35	11.03	9.81	12.37	17				
MISCELLANEOUS	.79	.73	.06	1.46	11				
TOTAL INCOME	11.88	11.89	10.33	12.48	17				
EXPENSE									
CLEANING	.62	.56	.47	.71	18	.65	.62	.47	.81
REPAIR MAINT	.67	.64	.39	.89	18	.69	.64	.40	.92
UTILITIES	1.53	1.34	1.11	2.18	18	1.54	1.34	1.13	2.18
RDS GNDS SEC	.30	.27	.20	.37	18	.30	.27	.20	.37
ADMINISTRATIVE	.63	.66	.52	.75	18	.63	.66	.52	.75
TOTAL OPER EXP	3.74	3.63	2.89	4.59	18	3.86	3.65	2.89	4.61
FIXED EXPENSES	1.51	1.35	1.09	1.86	18	1.51	1.35	1.09	1.86
TOTAL OPER+FIXED	5.26	4.85	4.05	6.21	18	5.37	5.08	4.05	6.45
LEASING EXP	1.31	.99	.22	2.11	14				
TOTAL PAYROLL	.40	.38	.15	.89	14				
TOTAL CONTRACT	1.38	1.27	.93	1.61	13				

AVG SQFT OFC TEN	9323	17	AVG OFFICE OCCUPANCY	81.7	17
AVG SQFT RET TEN	3659	9	AVG RETAIL OCCUPANCY	88.6	9
AVG SQFT OFC WORK	296	12	AVG RATE YR END RENT	15.32	18
			RENTABLE GROSS SQFT	.88	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.56	18	ADMIN TOTAL	.66	18
PAYROLL	.31	4	PAYROLL	.19	13
CONTRACT	.51	17	MGMT FEES	.34	16
SUP MAT MISC	.05	14	LEGAL FEES	.03	14
TRASH REMOVAL	.02	16	AUDIT FEES	.05	9
			GEN OFC EXP	.05	15
REPR MAINT TOTAL	.64	18	OTHER ADM EXP	.03	10
PAYROLL	.24	10			
ELEVATOR	.18	18	FIXED EXP TOTAL	1.35	18
HVAC	.09	18	REAL ESTATE TAX	1.32	17
ELECTRICAL	.03	15	BUILDING INS	.10	16
STRUCT ROOF	.02	9	PERS PROP TAX	.01	5
PLUMBING	.02	14	OTHER TAXES		
FIRE LIFE SFTY	.01	10			
OTHER MAINT SUP	.11	17	LEASING EXPENSES	.99	14
			ADV PROMOTION	.04	10
UTILITIES TOTAL	1.34	17	COMM FEES	.32	12
ELECTRIC	1.28	17	TENANT ALTS	.45	13
GAS	.04	3	BUY-OUTS	1.15	1
FUEL OIL	.01	1			
PURCH STEAM			TOTAL PAYROLL	.38	14
PURCH CH WTR	1.22	1	CLEANING	.31	4
COAL			REPAIR MAINT	.22	9
WATER SEWER	.06	15	RDS GROUNDS	.07	3
			SECURITY	.25	1
RDS GNDS SEC TOT	.27	18	ADMINISTRATIVE	.16	11
RDS GNDS TOTAL	.08	17			
RDS GNDS PAYRL	.07	3	TOTAL CONTRACTS	1.27	13
RDS GNDS CONTR	.06	12	CLEANING	.51	13
RDS GNDS OTHER	.03	9	REPAIR MAINT	.25	10
SECURITY TOTAL	.19	18	RDS GROUNDS	.06	8
SEC PAYROLL	.23	5	SECURITY	.14	11
SEC CONTRACTS	.14	14	ADMINISTRATIVE	.37	13
SEC OTHER	.03	4			

U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	77 BLDS 19,200,209 SQ.FT.					17,849,368 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					27	14.43	12.56	10.11	17.20
RETAIL AREA	17.97	17.03	12.48	19.69	13				
OTHER AREA	2.56	5.41	5.06	13.36	8				
TOTAL RENT	14.20	12.27	10.14	17.20	28				
MISCELLANEOUS	.42	.08	.01	.40	20				
TOTAL INCOME	14.53	13.58	10.14	17.24	28				
EXPENSE									
CLEANING	1.54	1.00	.75	1.57	77	1.65	1.02	.79	1.87
REPAIR-MAINT	1.91	1.33	.97	2.20	77	2.05	1.42	1.07	2.28
UTILITIES	2.14	1.93	1.40	2.49	77	2.29	2.04	1.61	2.78
RDS GNDS SEC	.61	.42	.18	.84	71	.61	.42	.18	.84
ADMINISTRATIVE	.56	.45	.25	.85	77	.56	.45	.25	.85
TOTAL OPER EXP	6.74	5.82	4.16	8.13	77	7.22	6.02	4.36	8.58
FIXED EXPENSES	2.13	1.62	.97	2.98	70	2.13	1.62	.97	2.98
TOTAL OPER+FIXED	8.74	7.86	5.51	10.68	77	9.52	8.21	5.59	11.24
LEASING EXP	.31	.07	.02	.14	20				
TOTAL PAYROLL	2.49	1.78	.62	2.78	67				
TOTAL CONTRACT	1.51	1.14	.77	1.95	66				

AVG SQFT OFC TEN	48955	65	AVG OFFICE OCCUPANCY	96.2	75
AVG SQFT RET TEN	3436	22	AVG RETAIL OCCUPANCY	99.6	25
AVG SQFT OFC WORK	241	63	AVG RATE YR-END RENT	16.88	28
			RENTABLE GROSS SQFT	.81	43

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.08	55	ADMIN TOTAL	.41	54
PAYROLL	.78	42	PAYROLL	.26	41
CONTRACT	.57	54	MGMT FEES	.37	20
SUP MAT MISC	.08	50	LEGAL FEES	.04	7
TRASH REMOVAL	.04	39	AUDIT FEES	.03	4
			GEN OFC EXP	.02	35
REPR MAINT TOTAL	1.36	55	OTHER ADM EXP	.04	31
PAYROLL	.71	50			
ELEVATOR	.17	48	FIXED EXP TOTAL	1.52	50
HVAC	.16	47	REAL ESTATE TAX	1.27	49
ELECTRICAL	.07	47	BUILDING INS	.09	46
STRUCT ROOF	.07	28	PERS PROP TAX	.60	12
PLUMBING	.02	42	OTHER TAXES	.02	12
FIRE LIFE SFTY	.02	25			
OTHER MAINT SUP	.21	55	LEASING EXPENSES	.07	11
			ADV PROMOTION	.02	4
UTILITIES TOTAL	2.03	52	COMM FEES	.05	6
ELECTRIC	1.72	52	TENANT ALTS	.24	3
GAS	.17	38	BUY-OUTS		
FUEL OIL	.02	19			
PURCH STEAM	.51	11	TOTAL PAYROLL	1.96	48
PURCH CH WTR	1.73	1	CLEANING	.60	39
COAL			REPAIR MAINT	.78	45
WATER SEWER	.06	52	RDS GROUNDS	.07	17
			SECURITY	.31	26
RDS GNDS SEC TOT	.51	51	ADMINISTRATIVE	.27	39
RDS GNDS TOTAL	.05	38			
RDS GNDS PAYRL	.07	17	TOTAL CONTRACTS	1.27	48
RDS GNDS CONTR	.04	33	CLEANING	.56	45
RDS GNDS OTHER	.01	28	REPAIR MAINT	.44	48
SECURITY TOTAL	.46	49	RDS GROUNDS	.05	28
SEC PAYROLL	.31	30	SECURITY	.25	41
SEC CONTRACTS	.23	40	ADMINISTRATIVE	.37	17
SEC OTHER	.02	26			

U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 614,569 SQ.FT.					611,399 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	11.53	10.14	8.59	16.34
RETAIL AREA	19.29	19.29			1				
OTHER AREA									
TOTAL RENT	11.61	10.14	8.59	16.43	5				
MISCELLANEOUS	.15	.12			3				
TOTAL INCOME	11.70	10.14	8.65	16.63	5				
EXPENSE									
CLEANING	.99	.72	.66	1.25	8	.99	.72	.66	1.27
REPAIR-MAINT	1.42	1.22	.94	2.21	8	1.43	1.22	.94	2.21
UTILITIES	1.96	1.96	1.68	2.27	8	1.97	1.96	1.68	2.32
RDS GNDS SEC	.42	.22	.01	.51	7	.42	.22	.01	.51
ADMINISTRATIVE	.66	.74	.37	.91	8	.66	.74	.37	.91
TOTAL OPER EXP	5.39	4.92	4.20	6.66	8	5.42	4.92	4.20	6.83
FIXED EXPENSES	1.30	1.32	.62	2.16	8	1.30	1.32	.62	2.16
TOTAL OPER+FIXED	6.69	6.01	5.42	9.32	8	6.72	6.01	5.42	9.50
LEASING EXP	.09	.09			2				
TOTAL PAYROLL	.66	.68	.28	1.01	7				
TOTAL CONTRACT	1.15	1.10	.99	1.40	6				

AVG SQFT OFC TEN	25475	8	AVG OFFICE OCCUPANCY	100.0	8
AVG SQFT RET TEN	1585	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	197	7	AVG RATE YR-END RENT	13.65	5
			RENTABLE GROSS SQFT	.90	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.66	6	ADMIN TOTAL	.62	6
PAYROLL	.47	5	PAYROLL	.15	4
CONTRACT	.29	6	MGMT FEES	.39	4
SUP MAT MISC	.04	4	LEGAL FEES	.02	2
TRASH REMOVAL	.03	3	AUDIT FEES		
			GEN OFC EXP	.04	4
REPR MAINT TOTAL	1.14	6	OTHER ADM EXP	.23	3
PAYROLL	.44	6			
ELEVATOR	.09	5	FIXED EXP TOTAL	1.07	6
HVAC	.15	5	REAL ESTATE TAX	1.00	6
ELECTRICAL	.04	5	BUILDING INS	.09	6
STRUCT ROOF	.02	3	PERS PROP TAX	.13	1
PLUMBING	.01	5	OTHER TAXES		
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.19	6	LEASING EXPENSES	.09	2
			ADV PROMOTION	.02	1
UTILITIES TOTAL	1.85	5	COMM/FEES	.03	1
ELECTRIC	1.62	5	TENANT ALTS	.12	1
GAS	.27	4	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.20	1	TOTAL PAYROLL	.68	5
PURCH CH WTR			CLEANING	.27	4
COAL			REPAIR MAINT	.41	5
WATER SEWER	.06	5	RDS GROUNDS	.02	1
			SECURITY	.08	2
RDS GNDS SEC TOT	.19	5	ADMINISTRATIVE	.14	3
RDS GNDS TOTAL	.02	4			
RDS GNDS PAYRL	.01	2	TOTAL CONTRACTS	1.07	5
RDS GNDS CONTR	.12	2	CLEANING	.54	4
RDS GNDS OTHER	.01	3	REPAIR MAINT	.18	5
SECURITY TOTAL	.19	4	RDS GROUNDS	.12	2
SEC PAYROLL	.02	3	SECURITY	.22	3
SEC CONTRACTS	.23	3	ADMINISTRATIVE	.41	4
SEC OTHER	.02	1			

U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	33 BLDS 6,712,601 SQ.FT.					6,238,248 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					20	14.00	12.58	11.23	16.98
RETAIL AREA	17.94	16.52	12.48	19.52	12				
OTHER AREA	2.56	5.41	5.06	13.36	6				
TOTAL RENT	13.75	12.27	10.68	16.80	21				
MISCELLANEOUS	.57	.08	.01	.97	15				
TOTAL INCOME	14.16	13.58	11.07	17.32	21				
EXPENSE									
CLEANING	1.43	.90	.73	1.57	33	1.54	.94	.82	1.70
REPAIR-MAINT	1.44	1.17	.98	1.96	33	1.55	1.36	1.06	2.10
UTILITIES	2.14	1.90	1.31	2.41	33	2.30	1.96	1.67	2.68
RDS GNDS SEC	.43	.37	.09	.81	29	.43	.37	.09	.81
ADMINISTRATIVE	.70	.53	.27	.90	33	.70	.53	.27	.90
TOTAL OPER EXP	6.12	5.60	3.74	7.52	33	6.58	6.02	4.49	7.92
FIXED EXPENSES	2.30	2.21	1.16	3.30	31	2.30	2.21	1.16	3.30
TOTAL OPER+FIXED	8.29	7.86	5.65	9.38	33	9.02	8.13	6.79	9.60
LEASING EXP	.08	.07	.01	.09	13				
TOTAL PAYROLL	1.97	1.78	.57	2.43	27				
TOTAL CONTRACT	1.36	1.25	.87	1.95	27				

AVG SQFT OFC TEN	19086	30	AVG OFFICE OCCUPANCY	96.5	32
AVG SQFT RET TEN	3175	14	AVG RETAIL OCCUPANCY	99.6	15
AVG SQFT OFC WORK	222	21	AVG RATE YR-END RENT	16.14	15
			RENTABLE GROSS SQFT	.76	11

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.10	22
PAYROLL	.85	13
CONTRACT	.71	21
SUP MAT MISC	.09	21
TRASH REMOVAL	.06	19
REPR MAINT TOTAL	1.38	22
PAYROLL	.75	20
ELEVATOR	.17	21
HVAC	.16	20
ELECTRICAL	.06	20
STRUCT ROOF	.07	12
PLUMBING	.01	18
FIRE LIFE SFTY	.02	11
OTHER MAINT SUP	.15	22
UTILITIES TOTAL	1.99	20
ELECTRIC	1.75	20
GAS	.17	13
FUEL OIL	.00	3
PURCH STEAM	.59	8
PURCH CH WTR	1.73	1
COAL		
WATER SEWER	.06	20
RDS GNDS SEC TOT	.48	19
RDS GNDS TOTAL	.05	13
RDS GNDS PAYRL	.04	5
RDS GNDS CONTR	.04	12
RDS GNDS OTHER	.01	7
SECURITY TOTAL	.44	19
SEC PAYROLL	.31	15
SEC CONTRACTS	.19	13
SEC OTHER	.03	10

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.37	22
PAYROLL	.29	15
MGMT FEES	.40	8
LEGAL FEES	.06	5
AUDIT FEES	.03	4
GEN OFC EXP	.02	14
OTHER ADM EXP	.04	13
FIXED EXP TOTAL	1.54	22
REAL ESTATE TAX	1.27	21
BUILDING INS	.10	20
PERS PROP TAX	1.23	5
OTHER TAXES	.01	4
LEASING EXPENSES	.04	5
ADV PROMOTION	.01	3
COMM FEES	.07	3
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	2.04	18
CLEANING	.84	12
REPAIR MAINT	.78	17
RDS GROUNDS	.04	5
SECURITY	.30	12
ADMINISTRATIVE	.29	15
TOTAL CONTRACTS	1.65	18
CLEANING	.72	16
REPAIR MAINT	.42	18
RDS GROUNDS	.04	12
SECURITY	.33	15
ADMINISTRATIVE	.43	6

U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 2,55[illegible],668 SQ.FT.					2,167,765 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.18	1.10	.81	1.63	6	1.39	1.43	.84	1.99
REPAIR-MAINT	2.46	2.39	1.45	3.16	6	2.89	2.69	1.67	3.99
UTILITIES	2.40	2.29	1.50	3.20	6	2.76	2.98	1.55	3.57
RDS GNDS SEC	.55	.51	.11	.84	6	.55	.51	.11	.84
ADMINISTRATIVE	.55	.48	.27	.92	6	.55	.48	.27	.92
TOTAL OPER EXP	7.14	7.07	5.03	8.56	6	8.33	8.17	5.79	10.46
FIXED EXPENSES	1.71	1.99	.92	2.36	6	1.71	1.99	.92	2.38
TOTAL OPER+FIXED	8.84	8.36	6.66	10.96	6	10.04	10.40	7.55	11.77
LEASING EXP	83	70			2				
TOTAL PAYROLL	2.11	1.81	.56	3.83	5				
TOTAL CONTRACT	1.32	1.14	.42	2.20	5				

AVG SQFT OFC TEN	350746	6	AVG OFFICE OCCUPANCY	97.1	6
AVG SQFT RET TEN	2591	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	242	6	AVG RATE YR-END RENT	15.33	3
			RENTABLE GROSS SQFT	.85	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.10	6
PAYROLL	.99	3
CONTRACT	.41	6
SUP MAT MISC	.06	5
TRASH REMOVAL	.03	5
REPR MAINT TOTAL	2.39	6
PAYROLL	.64	4
ELEVATOR	.24	6
HVAC	.15	6
ELECTRICAL	.13	6
STRUCT ROOF	.40	4
PLUMBING	.04	6
FIRE LIFE SFTY	.02	2
OTHER MAINT SUP	.39	6
UTILITIES TOTAL	2.29	6
ELECTRIC	1.90	6
GAS	.15	3
FUEL OIL	.00	1
PURCH STEAM	.49	2
PURCH CH WTR		
COAL		
WATER SEWER	.08	6
RDS GNDS SEC TOT	.51	6
RDS GNDS TOTAL	.05	5
RDS GNDS PAYRL	.07	2
RDS GNDS CONTR	.02	3
RDS GNDS OTHER	.01	4
SECURITY TOTAL	.55	5
SEC PAYROLL	.55	3
SEC CONTRACTS	.30	3
SEC OTHER	.01	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.42	5
PAYROLL	.40	5
MGMT FEES	.12	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.01	3
OTHER ADM EXP	.18	2
FIXED EXP TOTAL	1.99	6
REAL ESTATE TAX	1.61	6
BUILDING INS	.10	6
PERS PROP TAX	.18	1
OTHER TAXES	1.35	1
LEASING EXPENSES	.70	2
ADV PROMOTION		
COMM FEES	.02	1
TENANT ALTS	1.38	1
BUY-OUTS		
TOTAL PAYROLL	1.81	5
CLEANING	.99	3
REPAIR MAINT	.84	4
RDS GROUNDS	.04	3
SECURITY	.55	3
ADMINISTRATIVE	.40	5
TOTAL CONTRACTS	1.14	5
CLEANING	.14	5
REPAIR MAINT	.67	5
RDS GROUNDS	.02	3
SECURITY	.30	3
ADMINISTRATIVE	.12	1

U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 5,798,087 SQ.FT.					5,383,411 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.70	1.50	.86	3.20	6	1.82	1.71	.86	3.52
REPAIR MAINT	1.73	1.30	.50	3.65	6	1.85	1.35	.52	4.29
UTILITIES	2.23	2.42	1.11	3.15	6	2.38	2.51	1.18	3.73
RDS GNDS SEC	.63	.71	.28	.84	6	.63	.71	.28	.84
ADMINISTRATIVE	.43	.27	.17	.79	6	.43	.27	.17	.79
TOTAL OPER EXP	6.72	5.87	3.76	10.92	6	7.19	6.09	4.01	12.68
FIXED EXPENSES	2.66	1.75	.97	3.78	5	2.66	1.75	.97	3.78
TOTAL OPER+FIXED	9.08	8.10	4.79	13.29	6	10.12	8.41	4.98	15.04
LEASING EXP	.41	.37			2				
TOTAL PAYROLL	3.18	2.78	1.21	4.82	5				
TOTAL CONTRACT	1.05	1.21	.80	1.88	5				

AVG SQFT OFC TEN	730786	6	AVG OFFICE OCCUPANCY	95.0	6
AVG SQFT RET TEN	5467	3	AVG RETAIL OCCUPANCY	00.0	5
AVG SQFT OFC WORK	297	6	AVG RATE YR END RENT	17.28	5
			RENTABLE GROSS SQFT	.80	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.50	6
PAYROLL	.82	6
CONTRACT	.03	6
SUP MAT MISC	.04	5
TRASH REMOVAL	.04	5
REPR MAINT TOTAL	1.30	6
PAYROLL	.88	5
ELEVATOR	.16	5
HVAC	.09	5
ELECTRICAL	.06	5
STRUCT ROOF	.09	2
PLUMBING	.03	2
FIRE LIFE SFTY	.17	2
OTHER MAINT SUP	.36	6
UTILITIES TOTAL	2.42	6
ELECTRIC	2.01	6
GAS	.04	3
FUEL OIL	.02	3
PURCH STEAM	.51	2
PURCH CH WTR		
COAL		
WATER SEWER	.05	6
RDS GNDS SEC TOT	.71	6
RDS GNDS TOTAL	.06	5
RDS GNDS PAYRL	.12	1
RDS GNDS CONTR	.06	5
RDS GNDS OTHER	.00	3
SECURITY TOTAL	.49	6
SEC PAYROLL	.36	2
SEC CONTRACTS	.34	6
SEC OTHER	.01	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.27	6
PAYROLL	.15	6
MGMT FEES	.09	3
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.04	6
OTHER ADM EXP	.00	2
FIXED EXP TOTAL	1.75	5
REAL ESTATE TAX	1.75	5
BUILDING INS	.07	3
PERS PROP TAX	1.79	1
OTHER TAXES		
LEASING EXPENSES	.37	2
ADV PROMOTION		
COMM FEES	.50	1
TENANT ALTS	.24	1
BUY-OUTS		
TOTAL PAYROLL	2.78	5
CLEANING	.94	5
REPAIR MAINT	1.31	4
RDS GROUNDS	.12	1
SECURITY	.36	2
ADMINISTRATIVE	.17	5
TOTAL CONTRACTS	1.21	5
CLEANING	.04	5
REPAIR MAINT	.45	5
RDS GROUNDS	.06	4
SECURITY	.29	5
ADMINISTRATIVE	.10	2

U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	77 BLDS 13,096,822 SQ FT					12,667,675 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					51	16.69	14.00	11.99	16.42
RETAIL AREA	9.61	12.54	8.50	16.12	12				
OTHER AREA	30.80	6.48	5.34	12.32	9				
TOTAL RENT	16.66	14.02	12.29	16.47	51				
MISCELLANEOUS	.08	.01	.00	.17	24				
TOTAL INCOME	16.71	14.02	12.29	16.47	51				
EXPENSE									
CLEANING	.83	.78	.68	.89	77	.86	.80	.70	.94
REPAIR MAINT	1.42	.96	.44	1.42	77	1.47	.99	.44	1.49
UTILITIES	1.71	1.69	1.31	2.22	77	1.77	1.70	1.34	2.22
RDS GNDS SEC	.48	.27	.14	.46	76	.48	.27	.14	.46
ADMINISTRATIVE	.58	.55	.33	.79	75	.58	.55	.33	.79
TOTAL OPER EXP	5.01	4.36	3.85	5.38	77	5.18	4.48	3.85	5.42
FIXED EXPENSES	1.54	1.38	1.16	1.59	74	1.54	1.38	1.16	1.59
TOTAL OPER+FIXED	6.44	5.77	5.16	6.47	77	6.55	5.89	5.16	6.69
LEASING EXP	.19	.09	.01	.30	32				
TOTAL PAYROLL	.99	.42	.31	.81	52				
TOTAL CONTRACT	1.41	1.21	.98	1.87	60				

AVG SQFT OFC TEN	20199	70	AVG OFFICE OCCUPANCY	97.7	74
AVG SQFT RET TEN	3913	15	AVG RETAIL OCCUPANCY	99.4	15
AVG SQFT OFC WORK	257	54	AVG RATE YR-END RENT	15.82	46
			RENTABLE GROSS SQFT	.86	29

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.79	41
PAYROLL	.72	8
CONTRACT	.67	39
SUP MAT MISC	.05	30
TRASH REMOVAL	.04	36
REPR MAINT TOTAL	.62	40
PAYROLL	.32	25
ELEVATOR	.05	34
HVAC	.12	40
ELECTRICAL	.04	36
STRUCT ROOF	.02	20
PLUMBING	.02	33
FIRE LIFE SFTY	.02	19
OTHER MAINT SUP	.18	39
UTILITIES TOTAL	1.94	40
ELECTRIC	1.88	40
GAS	.12	22
FUEL OIL	.02	5
PURCH STEAM		
PURCH CH WTR	.49	1
COAL		
WATER SEWER	.05	40
RDS GNDS SEC TOT	.28	41
RDS GNDS TOTAL	.24	41
RDS GNDS PAYRL	.17	4
RDS GNDS CONTR	.18	38
RDS GNDS OTHER	.05	26
SECURITY TOTAL	.10	32
SEC PAYROLL	.08	8
SEC CONTRACTS	.07	25
SEC OTHER	.02	20

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.49	40
PAYROLL	.28	20
MGMT FEES	.49	23
LEGAL FEES	.02	6
AUDIT FEES	.01	8
GEN OFC EXP	.02	19
OTHER ADM EXP	.01	23
FIXED EXP TOTAL	1.32	39
REAL ESTATE TAX	1.24	38
BUILDING INS	.09	36
PERS PROP TAX	.02	5
OTHER TAXES	.35	5
LEASING EXPENSES	.31	12
ADV PROMOTION	.04	3
COMM FEES	.31	10
TENANT ALTS	2.91	2
BUY-OUTS		
TOTAL PAYROLL	.33	24
CLEANING	.32	7
REPAIR MAINT	.37	20
RDS GROUNDS	.12	7
SECURITY	.26	4
ADMINISTRATIVE	.28	18
TOTAL CONTRACTS	1.61	33
CLEANING	.71	32
REPAIR MAINT	.27	27
RDS GROUNDS	.11	32
SECURITY	.08	22
ADMINISTRATIVE	.54	22

U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS 347,477 SQ.FT.					346,290 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	10.38	13.02	8.83	14.00
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.39	13.02	8.83	14.00	7				
MISCELLANEOUS	.43	.43			1				
TOTAL INCOME	10.47	13.02	9.26	14.00	7				
EXPENSE									
CLEANING	.68	.75	.54	.88	14	.68	.75	.54	.92
REPAIR-MAINT	.41	.41	.26	.56	14	.41	.41	.26	.58
UTILITIES	1.75	2.20	1.33	2.34	14	1.76	2.20	1.33	2.49
RDS GNDS SEC	.31	.28	.20	.55	13	.31	.28	.20	.55
ADMINISTRATIVE	.32	.33	.14	.46	13	.32	.33	.14	.46
TOTAL OPER EXP	3.43	3.85	3.04	4.49	14	3.45	3.85	3.04	4.79
FIXED EXPENSES	1.13	1.24	.74	1.36	13	1.13	1.24	.74	1.36
TOTAL OPER+FIXED	4.44	5.21	3.68	5.85	14	4.63	5.21	3.68	5.98
LEASING EXP	.17	.17			2				
TOTAL PAYROLL	.36	.33			3				
TOTAL CONTRACT	1.44	1.21	1.10	1.60	7				

AVG SQFT OFC TEN	8632	12	AVG OFFICE OCCUPANCY	94.8	12
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	226	12	AVG RATE YR END RENT	14.27	10
			RENTABLE GROSS SQFT	.88	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.79	8
PAYROLL	.75	1
CONTRACT	.75	7
SUP MAT MISC	.03	3
TRASH REMOVAL	.05	6
REPR MAINT TOTAL	.43	8
PAYROLL	.20	3
ELEVATOR	.05	4
HVAC	.14	8
ELECTRICAL	.08	8
STRUCT ROOF	.01	3
PLUMBING	.03	5
FIRE LIFE SFTY	.02	2
OTHER MAINT SUP	.09	8
UTILITIES TOTAL	2.27	8
ELECTRIC	2.05	6
GAS	.20	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.49	1
COAL		
WATER SEWER	.04	8
RDS GNDS SEC TOT	.28	8
RDS GNDS TOTAL	.28	8
RDS GNDS PAYRL		
RDS GNDS CONTR	.24	8
RDS. GNDS OTHER	.10	5
SECURITY TOTAL	.04	3
SEC PAYROLL		
SEC CONTRACTS	.04	2
SEC OTHER	.04	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.33	7
PAYROLL	.17	2
MGMT FEES	.38	4
LEGAL FEES		
AUDIT FEES	.03	2
GEN OFC EXP		
OTHER ADM EXP	.00	3
FIXED EXP TOTAL	1.25	7
REAL ESTATE TAX	1.14	7
BUILDING INS	.09	6
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.10	1
ADV PROMOTION		
COMM FEES	.10	1
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	.43	2
CLEANING		
REPAIR MAINT	.51	1
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.17	2
TOTAL CONTRACTS	1.16	5
CLEANING	.72	5
REPAIR MAINT	.23	2
RDS GROUNDS	.28	5
SECURITY	.04	2
ADMINISTRATIVE	.56	2

U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS 1,192,683 SQ.FT.					1,180,553 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					14	12.69	12.65	9.60	16.04
RETAIL AREA	12.05	12.05			1				
OTHER AREA	7.92	7.92			1				
TOTAL RENT	12.90	12.88	9.60	16.04	14				
MISCELLANEOUS	.08	.03			3				
TOTAL INCOME	12.92	12.90	9.70	16.04	14				
EXPENSE									
CLEANING	.73	.78	.67	.83	16	.74	.78	.68	.83
REPAIR-MAINT	.74	.73	.42	.96	16	.75	.73	.42	.96
UTILITIES	1.88	1.85	1.64	2.02	16	1.90	1.85	1.65	2.02
RDS GNDS SEC	.39	.28	.21	.32	16	.39	.28	.21	.32
ADMINISTRATIVE	.52	.50	.41	.69	15	.52	.50	.41	.69
TOTAL OPER EXP	4.24	4.04	3.84	4.55	16	4.28	4.04	3.84	4.69
FIXED EXPENSES	1.38	1.34	.98	1.56	16	1.38	1.34	.98	1.50
TOTAL OPER+FIXED	5.62	5.29	4.91	5.96	16	5.67	5.29	4.91	6.16
LEASING EXP	.81	.31	.13	.50	10				
TOTAL PAYROLL	.31	.14	.11	.49	9				
TOTAL CONTRACT	1.71	1.72	1.33	2.37	12				

AVG SQFT OFC TEN	25836	15	AVG OFFICE OCCUPANCY	98.6	16
AVG SQFT RET TEN	3867	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	249	14	AVG RATE YR-END RENT	13.70	10
			RENTABLE GROSS SQFT	.93	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.76	14
PAYROLL	1.07	1
CONTRACT	.67	14
SUP MAT MISC	.04	12
TRASH REMOVAL	.04	13
REPR MAINT TOTAL	.66	14
PAYROLL	.14	7
ELEVATOR	.04	12
HVAC	.16	14
ELECTRICAL	.04	12
STRUCT ROOF	.04	7
PLUMBING	.02	13
FIRE LIFE SFTY	.01	5
OTHER MAINT SUP	.24	14
UTILITIES TOTAL	1.88	13
ELECTRIC	1.84	13
GAS	.07	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.05	13
RDS GNDS. SEC TOT	.28	14
RDS GNDS TOTAL	.23	14
RDS GNDS PAYRL		
RDS GNDS CONTR	.22	14
RDS GNDS OTHER	.01	6
SECURITY TOTAL	.05	13
SEC PAYROLL		
SEC CONTRACTS	.06	9
SEC OTHER	.01	8

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.50	14
PAYROLL	.27	3
MGMT FEES	.51	12
LEGAL FEES	.02	2
AUDIT FEES	.01	3
GEN OFC EXP	.02	3
OTHER ADM EXP	.00	7
FIXED EXP TOTAL	1.28	14
REAL ESTATE TAX	1.22	14
BUILDING INS	.07	14
PERS PROP TAX	.00	1
OTHER TAXES	.00	1
LEASING EXPENSES	.31	9
ADV PROMOTION	.04	3
COMM FEES	.31	7
TENANT ALTS	2.91	2
BUY-OUTS		
TOTAL PAYROLL	.13	7
CLEANING	.14	1
REPAIR MAINT	.13	5
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.20	2
TOTAL CONTRACTS	1.82	11
CLEANING	.74	11
REPAIR MAINT	.23	11
RDS GROUNDS	.19	11
SECURITY	.07	7
ADMINISTRATIVE	.55	11

U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS 4,414,284 SQ.FT.					4,298,349 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					20	16.08	15.88	13.49	17.89
RETAIL AREA	10.32	13.03	8.50	16.12	9				
OTHER AREA	7.99	8.28	4.57	12.32	6				
TOTAL RENT	15.87	15.82	13.21	17.52	20				
MISCELLANEOUS	.11	.01	.00	.16	14				
TOTAL INCOME	15.95	15.82	13.27	17.52	20				
EXPENSE									
CLEANING	.83	.80	.71	.97	23	.85	.80	.74	.97
REPAIR-MAINT	1.26	1.19	.67	1.60	23	1.29	1.32	.67	1.60
UTILITIES	1.56	1.53	1.27	1.71	23	1.61	1.53	1.27	1.91
RDS GNDS SEC	.26	.16	.11	.35	23	.26	.16	.11	.35
ADMINISTRATIVE	.76	.74	.59	.89	23	.76	.74	.59	.89
TOTAL OPER EXP	4.66	4.48	3.90	5.38	23	4.79	4.50	3.90	5.42
FIXED EXPENSES	1.48	1.39	1.26	1.62	22	1.48	1.39	1.26	1.62
TOTAL OPER+FIXED	6.07	6.11	5.39	7.00	23	6.18	6.34	5.51	7.19
LEASING EXP	.12	.04	.00	.20	15				
TOTAL PAYROLL	.49	.42	.35	.75	18				
TOTAL CONTRACT	1.42	1.19	.56	1.59	19				

AVG SQFT OFC TEN	11022	22	AVG OFFICE OCCUPANCY	97.4	22
AVG SQFT RET TEN	3998	9	AVG RETAIL OCCUPANCY	99.0	9
AVG SQFT OFC WORK	260	9	AVG RATE YR-END RENT	16.11	16
			RENTABLE GROSS SQFT	.85	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.79	9	ADMIN TOTAL	.59	9
PAYROLL			PAYROLL	.28	5
CONTRACT	.64	9	MGMT FEES	.63	6
SUP MAT MISC	.08	7	LEGAL FEES	.07	2
TRASH REMOVAL	.04	9	AUDIT FEES	.02	2
			GEN OFC EXP	.04	8
REPR MAINT TOTAL	.56	8	OTHER ADM EXP	.05	4
PAYROLL	.31	6			
ELEVATOR	.05	8	FIXED EXP TOTAL	1.47	8
HVAC	.07	8	REAL ESTATE TAX	1.35	8
ELECTRICAL	.03	8	BUILDING INS	.09	8
STRUCT ROOF	.02	3	PERS PROP TAX	.02	3
PLUMBING	.01	7	OTHER TAXES	.04	1
FIRE LIFE SFTY	.02	6			
OTHER MAINT SUP	.10	8	LEASING EXPENSES	.32	2
			ADV PROMOTION		
UTILITIES TOTAL	1.71	9	COMM FEES	.32	2
ELECTRIC	1.66	9	TENANT ALTS		
GAS	.09	2	BUY-OUTS		
FUEL OIL	.00	1			
PURCH STEAM			TOTAL PAYROLL	.31	6
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.26	5
WATER SEWER	.08	9	RDS GROUNDS		
			SECURITY		
RDS. GNDS SEC TOT	.35	9	ADMINISTRATIVE	.28	5
RDS GNDS TOTAL	.17	9			
RDS. GNDS PAYRL			TOTAL CONTRACTS	1.68	8
RDS. GNDS CONTR	.13	8	CLEANING	.68	8
RDS GNDS OTHER	.02	6	REPAIR MAINT	.27	8
SECURITY TOTAL	.18	8	RDS GROUNDS	.11	7
SEC PAYROLL			SECURITY	.14	7
SEC CONTRACTS	.17	8	ADMINISTRATIVE	.51	8
SEC OTHER	.01	3			

U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
SUBURBAN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 3,382,996 SQ.FT.					3,227,001 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	15.01	16.02	11.66	18.17
RETAIL AREA	8.24	8.24			1				
OTHER AREA	5.47	5.47			1				
TOTAL RENT	14.80	15.98	11.66	17.39	5				
MISCELLANEOUS	.05	.03	.01	.11	4				
TOTAL INCOME	14.84	16.16	11.67	17.42	5				
EXPENSE									
CLEANING	.84	.82	.73	.97	8	.88	.88	.78	1.00
REPAIR-MAINT	1.47	1.28	1.00	1.74	8	1.54	1.28	1.07	1.91
UTILITIES	1.82	1.42	1.28	2.31	8	1.91	1.42	1.32	2.60
RDS GNDS SEC	.62	.53	.13	.97	8	.62	.53	.13	.97
ADMINISTRATIVE	.57	.53	.33	.91	8	.57	.53	.33	.91
TOTAL OPER EXP	5.32	4.79	4.33	5.81	8	5.57	4.79	4.47	6.52
FIXED EXPENSES	1.64	1.45	1.37	1.73	8	1.64	1.45	1.37	1.73
TOTAL OPER+FIXED	6.95	6.36	5.79	7.67	8	7.21	6.36	6.02	7.92
LEASING EXP	.03	.01			3				
TOTAL PAYROLL	1.44	1.87	.41	2.02	7				
TOTAL CONTRACT	1.25	1.07	.48	2.29	7				

AVG SQFT OFC TEN	23687	8	AVG OFFICE OCCUPANCY	99.7	8
AVG SQFT RET TEN	5501	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	269	5	AVG RATE YR-END RENT	18.40	5
			RENTABLE GROSS SQFT	.86	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.88	4	ADMIN TOTAL	.33	4
PAYROLL	.32	3	PAYROLL	.29	4
CONTRACT	.61	3	MGMT FEES	.30	1
SUP MAT MISC	.07	4	LEGAL FEES	.02	2
TRASH REMOVAL	.06	4	AUDIT FEES	.01	1
			GEN OFC EXP	.01	4
REPR. MAINT TOTAL	1.74	4	OTHER ADM EXP	.01	4
PAYROLL	.99	3			
ELEVATOR	.08	4	FIXED EXP TOTAL	1.37	4
HVAC	.15	4	REAL ESTATE TAX	1.37	3
ELECTRICAL	.11	4	BUILDING INS	.07	2
STRUCT ROOF	.01	4	PERS PROP TAX		
PLUMBING	.03	4	OTHER TAXES	1.00	1
FIRE LIFE SFTY	.04	3			
OTHER MAINT SUP	.25	4	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.87	4	COMM FEES		
ELECTRIC	1.75	4	TENANT ALTS		
GAS	.16	3	BUY-OUTS		
FUEL OIL	.02	3			
PURCH STEAM			TOTAL PAYROLL	1.72	3
PURCH CH WTR			CLEANING	.32	3
COAL			REPAIR MAINT	.99	3
WATER SEWER	.14	4	RDS GROUNDS	.21	3
			SECURITY	.11	3
RDS. GNDS. SEC TOT	.95	4	ADMINISTRATIVE	.30	3
RDS. GNDS TOTAL	.25	4			
RDS. GNDS PAYRL	.21	3	TOTAL CONTRACTS	2.29	3
RDS. GNDS CONTR	.06	2	CLEANING	.54	2
RDS. GNDS OTHER	.10	4	REPAIR MAINT	.89	3
SECURITY TOTAL	.59	4	RDS GROUNDS	.06	3
SEC PAYROLL	.07	4	SECURITY	.68	2
SEC CONTRACTS	.65	2	ADMINISTRATIVE		
SEC OTHER	.02	3			

U.S. PRIVATE SECTOR MEDICAL BUILDINGS ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS 1,899,995 SQ.FT.					1,682,397 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					15	14.55	12.72	11.63	14.05
RETAIL AREA	20.56	17.33	12.26	26.02	11				
OTHER AREA	29.02	71.07			2				
TOTAL RENT	15.31	13.65	12.30	16.22	18				
MISCELLANEOUS	.48	.11	.06	.73	9				
TOTAL INCOME	15.56	13.88	12.35	16.68	18				
EXPENSE									
CLEANING *	1.73	1.40	.77	2.09	18	1.90	1.48	.77	2.32
REPAIR-MAINT	1.85	1.17	.59	2.61	18	2.03	1.30	.82	2.77
UTILITIES	1.94	1.79	1.09	2.08	18	2.09	1.80	1.22	2.15
RDS GNDS SEC	.35	.27	.17	.86	17	.35	.27	.17	.66
ADMINISTRATIVE	1.03	.86	.55	1.09	18	1.03	.86	.55	1.09
TOTAL OPER EXP	6.89	5.78	4.15	7.94	18	7.57	6.55	4.15	8.74
FIXED EXPENSES	1.27	1.65	.44	1.98	16	1.27	1.65	.44	1.98
TOTAL OPER+FIXED	8.08	6.65	4.99	9.72	18	9.13	7.38	5.15	10.52
LEASING EXP	.90	.54	.05	1.05	13				
TOTAL PAYROLL	1.93	1.69	.89	2.97	15				
TOTAL CONTRACT	1.90	.99	.40	2.00	13				

AVG SQFT OFC TEN	1270	14	AVG OFFICE OCCUPANCY	89.4	18
AVG SQFT RET TEN	1887	11	AVG RETAIL OCCUPANCY	98.1	14
AVG SQFT OFC WORK	314	13	AVG RATE YR-END RENT	17.43	18
			RENTABLE GROSS SQFT	.79	12

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.57	13
PAYROLL	1.26	8
CONTRACT	.62	12
SUP MAT MISC	.08	13
TRASH REMOVAL	.06	13
REPR MAINT TOTAL	1.87	13
PAYROLL	.95	9
ELEVATOR	.28	13
HVAC	.13	11
ELECTRICAL	.07	12
STRUCT ROOF	.04	4
PLUMBING	.03	11
FIRE LIFE SFTY	.03	6
OTHER MAINT SUP	.17	13
UTILITIES TOTAL	1.84	11
ELECTRIC	.97	11
GAS	.14	9
FUEL OIL		
PURCH STEAM	.70	6
PURCH CH WTR	.10	1
COAL		
WATER SEWER	.14	11
RDS GNDS SEC TOT	.29	13
RDS GNDS TOTAL	.02	10
RDS GNDS PAYRL	.12	3
RDS GNDS CONTR	.01	5
RDS GNDS OTHER	.05	3
SECURITY TOTAL	.28	13
SEC PAYROLL	.36	7
SEC CONTRACTS	.17	7
SEC OTHER	.00	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.91	13
PAYROLL	.42	12
MGMT FEES	.54	10
LEGAL FEES	.01	9
AUDIT FEES	.07	7
GEN OFC EXP	.08	13
OTHER ADM EXP	.05	7
FIXED EXP TOTAL	1.65	13
REAL ESTATE TAX	1.59	11
BUILDING INS	.19	13
PERS PROP TAX	.02	6
OTHER TAXES	.02	5
LEASING EXPENSES	.74	10
ADV PROMOTION	.02	6
COMM FEES	.12	7
TENANT ALTS	.35	9
BUY-OUTS		
TOTAL PAYROLL	1.87	12
CLEANING	1.24	8
REPAIR MAINT	.91	11
RDS GROUNDS	.11	3
SECURITY	.43	5
ADMINISTRATIVE	.52	10
TOTAL CONTRACTS	.99	10
CLEANING	.12	9
REPAIR MAINT	.40	8
RDS GROUNDS	.01	4
SECURITY	.15	6
ADMINISTRATIVE	.31	10

U.S. PRIVATE SECTOR MEDICAL BUILDINGS DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 249,602 SQ.FT.					234,200 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	10.55	11.54		
RETAIL AREA	17.17	17.79			3				
OTHER AREA	139.94	139.94			1				
TOTAL RENT	11.54	11.78			3				
MISCELLANEOUS	2.77	2.77			1				
TOTAL INCOME	12.56	11.78			3				
EXPENSE									
CLEANING	1.02	1.20			3	1.05	1.20		
REPAIR-MAINT	1.14	.79			3	1.18	.79		
UTILITIES	1.36	1.02			3	1.40	1.08		
RDS GNDS SEC	.32	.32			2	.32	.32		
ADMINISTRATIVE	.91	.87			3	.91	.87		
TOTAL OPER EXP	4.67	4.64			3	4.84	4.77		
FIXED EXPENSES	1.12	1.08			2	1.12	1.08		
TOTAL OPER+FIXED	5.47	5.85			3	6.53	6.18		
LEASING EXP	.41	.40			2				
TOTAL PAYROLL	1.53	1.54			2				
TOTAL CONTRACT	.38	.39			2				

AVG SQFT OFC TEN	1195	3	AVG OFFICE OCCUPANCY	90.8	3
AVG SQFT RET TEN	1543	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	308	1	AVG RATE YR-END RENT	14.33	3
			RENTABLE GROSS SQFT	.72	1

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
MEDICAL BUILDINGS
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 980,859 SQ.FT.					860,346 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	16.30	13.19	12.53	19.66
RETAIL AREA	21.81	21.11	13.86	31.16	4				
OTHER AREA	2.19	2.19			1				
TOTAL RENT	16.44	13.76	12.94	20.72	5				
MISCELLANEOUS	.28	.07	.04	.41	4				
TOTAL INCOME	16.65	13,76	13.33	20.78	5				
EXPENSE									
CLEANING	2.18	1.93	1.54	3.05	5	2.47	2.27	1.68	3.73
REPAIR-MAINT	1.91	1.71	.99	2.61	5	2.17	1.90	1.22	2.77
UTILITIES	1.59	1.74	1.20	1.93	5	1.74	1.74	1.46	2.09
RDS GNDS SEC	.33	.24	.17	.71	5	.33	.24	.17	.71
ADMINISTRATIVE	1.33	.94	.69	1.95	5	1.33	.94	.69	1.95
TOTAL OPER EXP	7.35	6.70	6.04	8.71	5	8.28	7.89	7.18	9.51
FIXED EXPENSES	.99	.77	.44	1.87	5	.99	.77	.44	1.87
TOTAL OPER+FIXED	8.34	8.59	6.48	10.02	5	9.27	8.98	8.02	10.82
LEASING EXP	1.16	.89	.47	1.75	4				
TOTAL PAYROLL	2.45	2.42	1.78	3.46	4				
TOTAL CONTRACT	2.65	1.95	1.05	3.90	4				

AVG SQFT OFC TEN	1117	3	AVG OFFICE OCCUPANCY	88.4	5
AVG SQFT RET TEN	1842	4	AVG RETAIL OCCUPANCY	100.0	5
AVG SQFT OFC WORK	417	3	AVG RATE YR-END RENT	19.88	5
			RENTABLE GROSS SQFT	.74	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.93	5
PAYROLL	1.50	2
CONTRACT	1.47	5
SUP MAT MISC	.10	5
TRASH REMOVAL	.08	5
REPR MAINT TOTAL	1.71	5
PAYROLL	1.03	4
ELEVATOR	.33	5
HVAC	.10	3
ELECTRICAL	.09	4
STRUCT ROOF	.03	3
PLUMBING	.13	4
FIRE LIFE SFTY	.03	3
OTHER MAINT SUP	.17	5
UTILITIES TOTAL	1.74	5
ELECTRIC	.73	5
GAS	.18	4
FUEL OIL		
PURCH STEAM	.70	3
PURCH CH WTR	.10	1
COAL		
WATER SEWER	.16	5
RDS GNDS SEC TOT	.24	5
RDS GNDS TOTAL	.04	2
RDS GNDS PAYRL	.08	1
RDS GNDS CONTR	.00	1
RDS GNDS OTHER		
SECURITY TOTAL	.24	5
SEC PAYROLL	.47	2
SEC CONTRACTS	.21	4
SEC OTHER	.00	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.94	5
PAYROLL	.58	4
MGMT FEES	.62	4
LEGAL FEES	.01	3
AUDIT FEES	.06	3
GEN OFC EXP	.09	5
OTHER ADM EXP	.04	3
FIXED EXP TOTAL	.77	5
REAL ESTATE TAX	.97	4
BUILDING INS	.20	5
PERS PROP TAX	.04	3
OTHER TAXES	.01	3
LEASING EXPENSES	.89	4
ADV PROMOTION	.11	3
COMM FEES	.07	3
TENANT ALTS	.67	4
BUY-OUTS		
TOTAL PAYROLL	2.42	4
CLEANING	1.50	2
REPAIR MAINT	1.03	4
RDS GROUNDS	.08	1
SECURITY	.47	2
ADMINISTRATIVE	.58	4
TOTAL CONTRACTS	1.95	4
CLEANING	.79	4
REPAIR MAINT	.68	4
RDS GROUNDS	.00	1
SECURITY	.18	3
ADMINISTRATIVE	.54	4

U.S. PRIVATE SECTOR
MEDICAL BUILDINGS
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	32 BLDS 1,767,747 SQ.FT.					1,693,926 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					30	13.27	12.60	10.83	14.80
RETAIL AREA	12.33	12.46	8.29	17.46	5				
OTHER AREA	14.21	14.21			1				
TOTAL RENT	13.46	13.06	10.76	14.86	31				
MISCELLANEOUS	1.02	.09	.03	.44	16				
TOTAL INCOME	14.03	13.06	11.04	15.12	31				
EXPENSE									
CLEANING	.88	.85	.74	.99	32	.91	.87	.74	.99
REPAIR-MAINT	1.00	.79	.57	1.05	32	1.03	.81	.57	1.10
UTILITIES	1.91	1.79	1.53	2.16	32	1.94	1.80	1.55	2.16
RDS GNDS SEC	.50	.33	.20	.60	29	.50	.33	.20	.60
ADMINISTRATIVE	.97	.74	.62	1.02	32	.97	.74	.62	1.02
TOTAL OPER EXP	5.23	4.80	4.13	5.79	32	5.38	4.87	4.13	5.95
FIXED EXPENSES	1.62	1.44	1.05	1.77	32	1.62	1.44	1.05	1.77
TOTAL OPER+FIXED	6.85	6.30	5.37	7.25	32	7.00	6.32	5.41	7.54
LEASING EXP	.22	.15	.05	.37	21				
TOTAL PAYROLL	1.01	.68	.30	1.11	23				
TOTAL CONTRACT	2.18	2.18	1.73	2.61	24				

AVG SQFT OFC TEN	1645	27	AVG OFFICE OCCUPANCY	92.6	29
AVG SQFT RET TEN	2158	4	AVG RETAIL OCCUPANCY	86.3	5
AVG SQFT OFC WORK	312	18	AVG RATE YR-END RENT	15.02	29
			RENTABLE GROSS SQFT	.81	14

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.90	22
PAYROLL	.43	2
CONTRACT	.81	21
SUP MAT MISC	.05	18
TRASH REMOVAL	.04	21
REPR MAINT TOTAL	.80	23
PAYROLL	.32	20
ELEVATOR	.09	22
HVAC	.09	22
ELECTRICAL	.03	18
STRUCT ROOF	.02	8
PLUMBING	.02	19
FIRE LIFE SFTY	.01	8
OTHER MAINT SUP	.12	23
UTILITIES TOTAL	1.93	23
ELECTRIC	1.43	23
GAS	.31	12
FUEL OIL		
PURCH STEAM	.18	3
PURCH CH WTR	.91	2
COAL		
WATER SEWER	.09	21
RDS GNDS SEC TOT	.36	20
RDS GNDS TOTAL	.14	17
RDS GNDS PAYRL	.08	1
RDS GNDS CONTR	.13	16
RDS GNDS OTHER	.02	9
SECURITY TOTAL	.28	16
SEC PAYROLL	.17	2
SEC CONTRACTS	.27	16
SEC OTHER	.00	3

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.71	23
PAYROLL	.39	6
MGMT FEES	.59	21
LEGAL FEES	.03	12
AUDIT FEES	.05	13
GEN OFC EXP	.05	19
OTHER ADM EXP	.02	11
FIXED EXP TOTAL	1.39	23
REAL ESTATE TAX	1.27	21
BUILDING INS	.10	22
PERS PROP TAX	.17	3
OTHER TAXES	.08	7
LEASING EXPENSES	.16	18
ADV PROMOTION	.04	14
COMM FEES	.15	9
TENANT ALTS	.09	11
BUY-OUTS		
TOTAL PAYROLL	.51	19
CLEANING	.43	2
REPAIR MAINT	.38	18
RDS GROUNDS	.08	1
SECURITY	.17	2
ADMINISTRATIVE	.39	6
TOTAL CONTRACTS	2.27	17
CLEANING	.85	17
REPAIR MAINT	.22	16
RDS GROUNDS	.13	15
SECURITY	.27	16
ADMINISTRATIVE	.60	17

U.S. PRIVATE SECTOR MEDICAL BUILDINGS SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	612,323 SQ.FT.				612,323 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					20	11.94	11.66	9.99	13.78
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.94	11.66	9.99	13.76	20				
MISCELLANEOUS	.13	.08	.02	.27	9				
TOTAL INCOME	12.01	11.68	9.99	13.77	20				
EXPENSE									
CLEANING	.88	.83	.72	1.02	20	.88	.83	.72	1.02
REPAIR-MAINT	1.16	.70	.51	1.25	20	1.16	.70	.51	1.25
UTILITIES	1.96	1.81	1.52	2.16	20	1.95	1.81	1.52	2.16
RDS GNDS SEC	.37	.29	.20	.54	17	.37	.29	.20	.54
ADMINISTRATIVE	.69	.69	.58	.84	20	.69	.69	.58	.84
TOTAL OPER EXP	5.00	4.54	3.61	5.30	20	5.00	4.54	3.55	5.30
FIXED EXPENSES	1.38	1.48	1.05	1.80	20	1.38	1.48	1.05	1.80
TOTAL OPER+FIXED	6.38	6.07	5.32	6.81	20	6.38	6.07	5.32	6.81
LEASING EXP	.30	.18	.05	.42	13				
TOTAL PAYROLL	1.10	.48	.29	.79	12				
TOTAL CONTRACT	2.38	2.24	1.45	2.73	14				

AVG SQFT OFC TEN	1297	17	AVG OFFICE OCCUPANCY	89.5	18
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	307	10	AVG RATE YR-END RENT	14.48	18
			RENTABLE GROSS SQFT	.83	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.87	13	ADMIN TOTAL	.69	14
PAYROLL			PAYROLL		
CONTRACT	.81	12	MGMT FEES	.59	13
SUP MAT MISC	.04	9	LEGAL FEES	.05	5
TRASH REMOVAL	.05	12	AUDIT FEES	.05	5
			GEN OFC EXP	.05	12
REPR MAINT TOTAL	.69	14	OTHER ADM EXP	.02	6
PAYROLL	.36	12			
ELEVATOR	.08	13	FIXED EXP TOTAL	1.48	14
HVAC	.15	13	REAL ESTATE TAX	1.24	13
ELECTRICAL	.03	9	BUILDING INS	.08	13
STRUCT ROOF	.04	3	PERS PROP TAX	.51	1
PLUMBING	.02	10	OTHER TAXES	.08	5
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.12	14	LEASING EXPENSES	.20	11
			ADV PROMOTION	.05	9
UTILITIES TOTAL	1.99	14	COMM FEES	.16	6
ELECTRIC	1.46	14	TENANT ALTS	.09	7
GAS	.33	6	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.96	2	TOTAL PAYROLL	.44	10
PURCH CH WTR	1.16	1	CLEANING		
COAL			REPAIR MAINT	.44	10
WATER SEWER	.10	13	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.29	11	ADMINISTRATIVE		
RDS GNDS TOTAL	.22	9			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.47	9
RDS GNDS CONTR	.24	8	CLEANING	.95	9
RDS GNDS OTHER	.01	3	REPAIR MAINT	.10	8
SECURITY TOTAL	.27	8	RDS GROUNDS	.19	8
SEC PAYROLL			SECURITY	.27	8
SEC CONTRACTS	.27	8	ADMINISTRATIVE	.71	9
SEC OTHER					

U.S. PRIVATE SECTOR MEDICAL BUILDINGS SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	433,538 SQ.FT.				430,873 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	14.49	14.34	13.21	16.40
RETAIL AREA	15.08	15.08			1				
OTHER AREA									
TOTAL RENT	14.44	14.03	13.37	14.8	7				
MISCELLANEOUS	.64	.36	.01	1.3	5				
TOTAL INCOME	14.90	14.89	14.05	15.1	7				
EXPENSE									
CLEANING	.79	.84	.80	.9	7	.80	.84	.80	.97
REPAIR-MAINT	1.01	.78	.57	1.2	7	1.01	.78	.57	1.24
UTILITIES	1.69	1.77	.97	2.0	7	1.70	1.77	.97	2.01
RDS GNDS SEC	.30	.33	.17	.42	7	.30	.33	.17	.42
ADMINISTRATIVE	1.30	1.08	.83	1.7	7	1.30	1.08	.83	1.78
TOTAL OPER EXP	5.10	4.90	3.98	6.1	7	5.12	4.90	3.98	6.11
FIXED EXPENSES	2.43	1.65	.94	2.25	7	2.43	1.65	.94	2.25
TOTAL OPER+FIXED	7.53	6.31	5.06	8.43	7	7.55	6.48	5.06	8.43
LEASING EXP	.24	.15	.02	.45	5				
TOTAL PAYROLL	1.10	.99	.32	2.36	6				
TOTAL CONTRACT	2.37	1.88	1.66	3.15	5				

AVG SQFT OFC TEN	1588	6	AVG OFFICE OCCUPANCY	94.5	6
AVG SQFT RET TEN	1333	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	372	4	AVG RATE YR-END RENT	15.24	7
			RENTABLE GROSS SQFT	.80	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.83	4	ADMIN TOTAL	1.30	4
PAYROLL	.30	1	PAYROLL	.35	2
CONTRACT	.75	4	MGMT FEES	.77	4
SUP MAT MISC	.08	4	LEGAL FEES	.03	3
TRASH REMOVAL	.03	4	AUDIT FEES	.07	4
			GEN OFC EXP	.08	3
REPR MAINT TOTAL	.91	4	OTHER ADM EXP	.02	1
PAYROLL	.70	3			
ELEVATOR	.11	4	FIXED EXP TOTAL	1.29	4
HVAC	.06	4	REAL ESTATE TAX	1.54	3
ELECTRICAL	.04	4	BUILDING INS	.10	4
STRUCT ROOF	.01	1	PERS PROP TAX		
PLUMBING	.02	4	OTHER TAXES	.09	1
FIRE LIFE SFTY	.00	1			
OTHER MAINT SUP	.24	4	LEASING EXPENSES	.09	4
			ADV PROMOTION	.02	3
UTILITIES TOTAL	1.89	4	COMM FEES	.07	1
ELECTRIC	1.31	4	TENANT ALTS	.21	2
GAS	.41	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.61	4
PURCH CH WTR			CLEANING	.30	1
COAL			REPAIR MAINT	.70	3
WATER SEWER	.05	3	RDS GROUNDS	.08	1
			SECURITY	.09	1
RDS GNDS SEC TOT	.33	4	ADMINISTRATIVE	.35	2
RDS GNDS TOTAL	.13	4			
RDS GNDS PAYRL	.08	1	TOTAL CONTRACTS	1.88	3
RDS GNDS CONTR	.09	4	CLEANING	.81	3
RDS GNDS OTHER	.01	3	REPAIR MAINT	.27	3
SECURITY TOTAL	.26	3	RDS GROUNDS	.05	3
SEC PAYROLL	.09	1	SECURITY	.26	3
SEC CONTRACTS	.26	3	ADMINISTRATIVE	.75	3
SEC OTHER	.00	1			

U.S. PRIVATE SECTOR
MEDICAL BUILDINGS
SUBURBAN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 721,886 SQ.FT.					650,730 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	13.93	13.44	12.14	15.44
RETAIL AREA	12.17	12.19	8.29	16.16	4				
OTHER AREA	14.21	14.21			1				
TOTAL RENT	14.31	14.26	12.04	16.26	4				
MISCELLANEOUS	2.40	1.94			2				
TOTAL INCOME	15.49	16.06	13.12	17.12	4				
EXPENSE									
CLEANING	.94	.98	.78	1.06	5	1.01	.98	.85	1.14
REPAIR MAINT	.86	.85	.68	1.01	5	.91	.96	.70	1.08
UTILITIES	2.00	1.82	1.72	2.35	5	2.07	1.82	1.76	2.48
RDS GNDS SEC	.72	.85	.47	.92	5	.72	.85	.47	.92
ADMINISTRATIVE	1.00	.69	.50	1.58	5	1.00	.69	.50	1.58
TOTAL OPER EXP	5.51	5.68	4.84	5.96	5	5.89	6.02	5.26	6.26
FIXED EXPENSES	1.34	1.39	1.13	1.49	5	1.34	1.39	1.13	1.49
TOTAL OPER+FIXED	6.85	7.08	5.97	7.47	5	7.24	7.51	6.39	7.71
LEASING EXP	.13	.12			3				
TOTAL PAYROLL	.91	.86	.51	1.19	5				
TOTAL CONTRACT	1.96	2.08	1.34	2.68	5				

AVG SQFT OFC TEN	2226	4	AVG OFFICE OCCUPANCY	94.3	5
AVG SQFT RET TEN	2261	3	AVG RETAIL OCCUPANCY	85.5	4
AVG SQFT OFC WORK	292	4	AVG RATE YR-END RENT	17.04	4
			RENTABLE GROSS SQFT	.80	2

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.98	5	ADMIN TOTAL	.69	5
PAYROLL	.56	1	PAYROLL	.53	4
CONTRACT	.85	5	MGMT FEES	.51	4
SUP MAT MISC	.06	5	LEGAL FEES	.01	4
TRASH REMOVAL	.04	5	AUDIT FEES	.03	4
			GEN OFC EXP	.09	4
REPR MAINT TOTAL	.85	5	OTHER ADM EXP	.02	4
PAYROLL	.30	5			
ELEVATOR	.11	5	FIXED EXP TOTAL	1.39	5
HVAC	.09	5	REAL ESTATE TAX	1.27	5
ELECTRICAL	.01	5	BUILDING INS	.12	5
STRUCT ROOF	.02	4	PERS PROP TAX	.08	2
PLUMBING	.03	5	OTHER TAXES	.01	1
FIRE LIFE SFTY	.03	4			
OTHER MAINT SUP	.05	5	LEASING EXPENSES	.12	3
			ADV PROMOTION	.02	2
UTILITIES TOTAL	1.82	5	COMM FEES	.15	2
ELECTRIC	1.54	5	TENANT ALTS	.06	2
GAS	.11	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.05	1	TOTAL PAYROLL	.86	5
PURCH CH WTR	.66	1	CLEANING	.56	1
COAL			REPAIR MAINT	.30	5
WATER SEWER	.09	5	RDS GROUNDS		
			SECURITY	.25	1
RDS GNDS SEC TOT	.85	5	ADMINISTRATIVE	.53	4
RDS GNDS TOTA	.22	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.08	5
RDS GNDS CONTR	.17	4	CLEANING	.85	5
RDS GNDS OTHER	.02	3	REPAIR MAINT	.27	5
SECURITY TOTAL	.57	5	RDS GROUNDS	.18	4
SEC PAYROLL	.25	1	SECURITY	.57	5
SEC CONTRACTS	.57	5	ADMINISTRATIVE	.48	5
SEC OTHER	.02	2			

U.S. PRIVATE SECTOR
AGENCY MANAGED
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	664 BLDS 189,102,351 SQ.FT.					176,682,839 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					560	14.84	11.96	9.13	16.11
RETAIL AREA	14.72	14.50	8.45	23.59	305				
OTHER AREA	9.43	5.67	2.83	11.91	136				
TOTAL RENT	15.00	12.23	9.18	16.32	621				
MISCELLANEOUS	.77	.18	.05	.57	421				
TOTAL INCOME	15.58	12.69	9.45	16.72	621				
EXPENSE									
CLEANING	.99	.77	.59	1.16	664	1.05	.81	.63	1.23
REPAIR-MAINT	1.07	.92	.86	1.27	664	1.14	.99	.70	1.34
UTILITIES	1.79	1.60	1.19	2.07	664	1.87	1.67	1.24	2.15
RDS GNDS SEC	.32	.24	.12	.39	627	.32	.24	.12	.39
ADMINISTRATIVE	.68	.64	.42	.89	664	.68	.64	.42	.89
TOTAL OPER EXP	4.83	4.43	3.55	5.33	664	5.11	4.69	3.74	5.69
FIXED EXPENSES	2.50	1.41	.81	2.52	651	2.50	1.41	.81	2.52
TOTAL OPER+FIXED	7.30	5.97	4.65	7.70	664	7.61	6.30	4.92	8.04
LEASING EXP	.74	.25	.08	.63	530				
TOTAL PAYROLL	.90	.60	.38	.96	497				
TOTAL CONTRACT	1.56	1.39	.91	1.94	519				

AVG SQFT OFC TEN	9066	628	AVG OFFICE OCCUPANCY	91.0	651
AVG SQFT RET TEN	2986	350	AVG RETAIL OCCUPANCY	90.1	369
AVG SQFT OFC WORK	244	484	AVG RATE YR-END RENT	17.84	609
			RENTABLE GROSS SQFT	.85	326

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	440
PAYROLL	.48	144
CONTRACT	.64	421
SUP MAT MISC	.05	367
TRASH REMOVAL	.03	377
REPR MAINT TOTAL	.93	437
PAYROLL	.40	348
ELEVATOR	.18	418
HVAC	.10	413
ELECTRICAL	.04	388
STRUCT ROOF	.03	188
PLUMBING	.01	348
FIRE LIFE SFTY	.01	187
OTHER MAINT SUP	.17	423
UTILITIES TOTAL	1.56	435
ELECTRIC	1.29	432
GAS	.20	218
FUEL OIL	.09	53
PURCH STEAM	.41	114
PURCH CH WTR	.56	19
COAL	.04	1
WATER SEWER	.06	412
RDS GNDS SEC TOT	.25	418
RDS GNDS TOTAL	.04	295
RDS GNDS PAYRL	.05	34
RDS GNDS CONTR	.03	242
RDS. GNDS OTHER	.02	155
SECURITY TOTAL	.22	390
SEC PAYROLL	.20	135
SEC CONTRACTS	.17	325
SEC OTHER	.01	114

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.65	440
PAYROLL	.21	246
MGMT FEES	.37	416
LEGAL FEES	.03	268
AUDIT FEES	.03	217
GEN OFC EXP	.04	347
OTHER ADM EXP	.03	310
FIXED EXP TOTAL	1.33	434
REAL ESTATE TAX	1.18	412
BUILDING INS	.12	419
PERS PROP TAX	.00	100
OTHER TAXES	.03	142
LEASING EXPENSES	.31	359
ADV PROMOTION	.02	233
COMM FEES	.16	263
TENANT ALTS	.30	233
BUY-OUTS	.15	24
TOTAL PAYROLL	.62	321
CLEANING	.55	124
REPAIR MAINT	.39	284
RDS GROUNDS	.06	33
SECURITY	.21	100
ADMINISTRATIVE	.21	206
TOTAL CONTRACTS	1.52	335
CLEANING	.65	322
REPAIR MAINT	.27	292
RDS GROUNDS	.03	200
SECURITY	.17	278
ADMINISTRATIVE	.40	319

U.S. PRIVATE SECTOR
AGENCY MANAGED
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	75 BLDS 2,292,809 SQ.FT.					2,114,135 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					71	11.89	10.48	7.71	14.26
RETAIL AREA	17.56	11.13	8.27	22.34	20				
OTHER AREA	3.94	5.00	.69	8.61	7				
TOTAL RENT	11.81	10.48	7.10	13.93	74				
MISCELLANEOUS	.28	.10	.03	.25	33				
TOTAL INCOME	11.95	10.84	7.20	14.33	74				
EXPENSE									
CLEANING	.77	.69	.54	.86	75	.83	.72	.57	1.02
REPAIR-MAINT	.90	.78	.53	1.09	75	.95	.87	.59	1.18
UTILITIES	1.56	1.57	1.06	1.96	75	1.63	1.59	1.08	2.00
RDS. GNDS. SEC	.27	.15	.06	.32	64	.27	.15	.06	.32
ADMINISTRATIVE	.67	.60	.45	.87	75	.67	.60	.45	.87
TOTAL OPER EXP	4.14	3.96	3.34	4.82	75	4.41	4.21	3.48	5.11
FIXED EXPENSES	1.63	1.01	.72	1.87	74	1.63	1.01	.72	1.87
TOTAL OPER+FIXED	5.77	5.18	4.20	6.60	75	6.04	5.41	4.34	7.35
LEASING EXP	.75	.21	.08	.39	59				
TOTAL PAYROLL	.51	.39	.24	.55	35				
TOTAL CONTRACT	1.70	1.44	.88	2.12	46				

AVG SQFT OFC TEN	2301	71	AVG OFFICE OCCUPANCY	89.4	73
AVG SQFT RET TEN	2748	22	AVG RETAIL OCCUPANCY	91.5	24
AVG SQFT OFC WORK	227	58	AVG RATE YR-END RENT	13.49	69
			RENTABLE GROSS SQFT	.85	40

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.69	52
PAYROLL	.11	8
CONTRACT	.61	49
SUP MAT MISC	.06	40
TRASH REMOVAL	.05	43
REPR MAINT TOTAL	.71	53
PAYROLL	.32	30
ELEVATOR	.13	43
HVAC	.09	45
ELECTRICAL	.04	45
STRUCT ROOF	.07	21
PLUMBING	.02	40
FIRE LIFE SFTY	.03	18
OTHER MAINT SUP	.17	52
UTILITIES TOTAL	1.47	52
ELECTRIC	1.18	52
GAS	.23	33
FUEL OIL	.62	1
PURCH STEAM	.76	8
PURCH CH WTR		
COAL	.04	1
WATER SEWER	.05	49
RDS GNDS SEC TOT	.15	45
RDS GNDS TOTAL	.08	35
RDS GNDS PAYRL	.01	1
RDS GNDS CONTR	.08	23
RDS GNDS OTHER	.05	18
SECURITY TOTAL	.14	31
SEC PAYROLL	.06	4
SEC CONTRACTS	.18	25
SEC OTHER	.01	7

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.60	53
PAYROLL	.15	10
MGMT FEES	.51	49
LEGAL FEES	.05	27
AUDIT FEES	.05	24
GEN OFC EXP	.02	31
OTHER ADM EXP	.03	31
FIXED EXP TOTAL	.97	52
REAL ESTATE TAX	.75	48
BUILDING INS	.15	50
PERS PROP TAX	.45	8
OTHER TAXES	.01	15
LEASING EXPENSES	.22	44
ADV PROMOTION	.03	22
COMM FEES	.20	31
TENANT ALTS	.20	18
BUY-OUTS	.70	2
TOTAL PAYROLL	.38	23
CLEANING	.04	5
REPAIR MAINT	.30	20
RDS. GROUNDS	.01	1
SECURITY	.02	1
ADMINISTRATIVE	.15	6
TOTAL CONTRACTS	1.61	31
CLEANING	.61	29
REPAIR. MAINT	.21	28
RDS GROUNDS	.05	15
SECURITY	.16	22
ADMINISTRATIVE	.61	26

U.S. PRIVATE SECTOR
AGENCY MANAGED
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	76 BLDS 5,570,309 SQ.FT.					5,245,374 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					64	10.74	10.96	7.20	13.27
RETAIL AREA	15.10	16.80	8.95	21.76	25				
OTHER AREA	26.64	9.77			3				
TOTAL RENT	11.86	11.16	7.41	15.38	73				
MISCELLANEOUS	.52	.11	.02	.38	36				
TOTAL INCOME	12.12	11.18	7.45	15.89	73				
EXPENSE									
CLEANING	.83	.78	.58	1.00	76	.87	.78	.61	1.10
REPAIR-MAINT	.83	.72	.53	.93	76	.86	.77	.55	1.03
UTILITIES	1.51	1.45	1.14	1.81	76	1.56	1.46	1.19	1.82
RDS GNDS SEC	.25	.20	.07	.33	74	.25	.20	.07	.33
ADMINISTRATIVE	.68	.65	.42	.88	76	.68	.65	.42	.88
TOTAL OPER EXP	4.10	4.02	3.11	4.71	76	4.27	4.18	3.28	5.06
FIXED EXPENSES	1.49	1.14	.74	1.86	76	1.49	1.14	.74	1.86
TOTAL OPER+FIXED	5.59	5.42	4.25	6.45	76	5.77	5.50	4.48	6.69
LEASING EXP	.56	.29	.05	.65	54				
TOTAL PAYROLL	.61	.40	.28	.72	48				
TOTAL CONTRACT	1.46	1.42	1.07	1.85	54				

AVG SQFT OFC TEN	3362	72	AVG OFFICE OCCUPANCY	86.3	76
AVG SQFT RET TEN	2582	31	AVG RETAIL OCCUPANCY	94.8	34
AVG SQFT OFC WORK	239	59	AVG RATE YR-END RENT	14.43	69
			RENTABLE GROSS SQFT	.85	32

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	54
PAYROLL	.39	15
CONTRACT	.66	50
SUP MAT MISC	.08	44
TRASH REMOVAL	.04	42
REPR MAINT TOTAL	.78	54
PAYROLL	.29	43
ELEVATOR	.19	52
HVAC	.13	47
ELECTRICAL	.04	41
STRUCT ROOF	.01	23
PLUMBING	.01	37
FIRE LIFE SFTY	.01	24
OTHER MAINT SUP	.12	48
UTILITIES TOTAL	1.43	52
ELECTRIC	1.11	51
GAS	.19	27
FUEL OIL	.21	6
PURCH STEAM	.34	11
PURCH CH WTR	.78	1
COAL		
WATER SEWER	.08	48
RDS GNDS SEC TOT	.21	52
RDS GNDS TOTAL	.03	31
RDS GNDS PAYRL	.04	3
RDS GNDS CONTR	.03	22
RDS GNDS OTHER	.02	16
SECURITY TOTAL	.21	45
SEC PAYROLL	.21	14
SEC CONTRACTS	.17	33
SEC OTHER	.01	5

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.65	54
PAYROLL	.19	24
MGMT FEES	.45	52
LEGAL FEES	.03	21
AUDIT FEES	.04	16
GEN OFC EXP	.03	34
OTHER ADM EXP	.03	23
FIXED EXP TOTAL	1.08	54
REAL ESTATE TAX	1.02	53
BUILDING INS	.11	52
PERS PROP TAX	.01	5
OTHER TAXES	.02	11
LEASING EXPENSES	.32	38
ADV PROMOTION	.02	18
COMM FEES	.20	24
TENANT ALTS	.32	25
BUY-OUTS		
TOTAL PAYROLL	.39	37
CLEANING	.49	11
REPAIR MAINT	.26	30
RDS GROUNDS	.02	1
SECURITY	.22	9
ADMINISTRATIVE	.21	19
TOTAL CONTRACTS	1.50	38
CLEANING	.70	35
REPAIR MAINT	.27	34
RDS GROUNDS	.02	17
SECURITY	.16	28
ADMINISTRATIVE	.38	37

U.S. PRIVATE SECTOR
AGENCY MANAGED
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	217 BLDS 41,277,217 SQ.FT.					38,664,709 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					183	13.77	12.28	9.42	16.27
RETAIL AREA	17.41	18.45	11.17	24.99	101				
OTHER AREA	4.93	5.17	2.76	9.24	52				
TOTAL RENT	13.80	12.30	9.25	16.48	206				
MISCELLANEOUS	.45	.14	.03	.49	143				
TOTAL INCOME	14.10	12.87	9.55	16.93	206				
EXPENSE									
CLEANING	.91	.74	.60	1.10	217	.97	.80	.62	1.23
REPAIR-MAINT	1.06	1.03	.70	1.33	217	1.12	1.09	.76	1.43
UTILITIES	1.68	1.66	1.26	2.03	217	1.76	1.72	1.30	2.14
RDS GNDS SEC	.27	.25	.12	.37	200	.27	.25	.12	.37
ADMINISTRATIVE	.74	.69	.44	.96	217	.74	.69	.44	.98
TOTAL OPER EXP	4.64	4.56	3.57	5.35	217	4.92	4.87	3.88	5.68
FIXED EXPENSES	1.95	1.33	.77	2.21	211	1.95	1.33	.77	2.21
TOTAL OPER+FIXED	6.53	6.09	4.87	7.46	217	6.85	6.31	5.02	7.75
LEASING EXP	.69	.22	.08	.66	173				
TOTAL PAYROLL	.86	.64	.43	.93	166				
TOTAL CONTRACT	1.54	1.25	.90	1.90	172				

AVG SQFT OFC TEN	5367	204	AVG OFFICE OCCUPANCY	91.7	213
AVG SQFT RET TEN	2524	113	AVG RETAIL OCCUPANCY	94.3	117
AVG SQFT OFC WORK	236	139	AVG RATE YR-END RENT	17.77	195
			RENTABLE GROSS SQFT	.83	91

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.79	132
PAYROLL	.52	34
CONTRACT	.61	128
SUP MAT MISC	.05	111
TRASH REMOVAL	.03	120
REPR MAINT TOTAL	1.07	132
PAYROLL	.46	114
ELEVATOR	.18	131
HVAC	.10	126
ELECTRICAL	.04	117
STRUCT ROOF	.02	47
PLUMBING	.01	105
FIRE LIFE SFTY	.02	62
OTHER MAINT SUP	.17	132
UTILITIES TOTAL	1.56	130
ELECTRIC	1.36	130
GAS	.15	68
FUEL OIL	.14	15
PURCH STEAM	.42	34
PURCH CH WTR	.05	1
COAL		
WATER SEWER	.08	124
RDS GNDS SEC TOT	.25	124
RDS GNDS TOTAL	.04	76
RDS GNDS PAYRL	.08	11
RDS GNDS CONTR	.03	61
RDS GNDS OTHER	.01	29
SECURITY TOTAL	.21	122
SEC PAYROLL	.17	39
SEC CONTRACTS	.15	100
SEC OTHER	.01	32

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.72	132
PAYROLL	.28	66
MGMT FEES	.38	126
LEGAL FEES	.03	89
AUDIT FEES	.04	65
GEN OFC EXP	.04	107
OTHER ADM EXP	.03	96
FIXED EXP TOTAL	1.18	132
REAL ESTATE TAX	1.03	126
BUILDING INS	.12	130
PERS PROP TAX	.00	37
OTHER TAXES	.03	51
LEASING EXPENSES	.38	109
ADV PROMOTION	.02	72
COMM FEES	.15	90
TENANT ALTS	.32	78
BUY-OUTS	.20	6
TOTAL PAYROLL	.74	94
CLEANING	.52	28
REPAIR MAINT	.46	88
RDS GROUNDS	.09	10
SECURITY	.22	25
ADMINISTRATIVE	.28	53
TOTAL CONTRACTS	1.49	100
CLEANING	.62	98
REPAIR MAINT	.28	68
RDS GROUNDS	.04	52
SECURITY	.15	64
ADMINISTRATIVE	.42	93

U.S. PRIVATE SECTOR
AGENCY MANAGED
DOWNTOWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	109 BLDS 48,059,574 SQ.FT.					45,369,689 SQ.FT.			
	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					90	15.14	12.85	10.54	17.73
RETAIL AREA	12.01	9.37	4.86	19.74	56				
OTHER AREA	8.67	6.35	.96	61.29	26				
TOTAL RENT	14.88	12.66	10.80	18.00	99				
MISCELLANEOUS	.50	.26	.07	.71	78				
TOTAL INCOME	15.27	13.35	11.80	18.29	99				
EXPENSE									
CLEANING	1.00	.89	.58	1.32	109	1.08	.92	.68	1.42
REPAIR-MAINT	1.04	.96	.70	1.31	109	1.09	1.03	.72	1.39
UTILITIES	1.85	1.77	1.27	2.29	109	1.92	1.83	1.30	2.48
RDS GNDS SEC	.31	.27	.18	.43	105	.31	.27	.18	.43
ADMINISTRATIVE	.65	.63	.45	.85	109	.65	.63	.45	.85
TOTAL OPER EXP	4.84	4.75	3.73	5.71	109	5.07	4.91	3.95	6.14
FIXED EXPENSES	2.01	1.69	1.06	2.58	109	2.01	1.69	1.05	2.58
TOTAL OPER+FIXED	6.85	6.55	5.27	7.97	109	7.09	6.79	5.49	8.51
LEASING EXP	.73	.31	.09	.74	89				
TOTAL PAYROLL	.97	.63	.40	1.24	92				
TOTAL CONTRACT	1.48	1.43	.82	2.00	93				

AVG SQFT OFC TEN	11041	101	AVG OFFICE OCCUPANCY	90.0	107
AVG SQFT RET TEN	2834	71	AVG RETAIL OCCUPANCY	88.3	76
AVG SQFT OFC WORK	241	91	AVG RATE YR END RENT	20.67	101
			RENTABLE GROSS SQFT	.88	50

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.97	73	ADMIN TOTAL	.67	72
PAYROLL	.82	25	PAYROLL	.23	50
CONTRACT	.67	71	MGMT FEES	.35	66
SUP MAT MISC	.04	81	LEGAL FEES	.02	48
TRASH REMOVAL	.03	62	AUDIT FEES	.03	40
			GEN OFC EXP	.05	81
REPR MAINT TOTAL	1.02	73	OTHER ADM EXP	.05	53
PAYROLL	.48	58			
ELEVATOR	.19	72	FIXED EXP TOTAL	1.69	73
HVAC	.08	72	REAL ESTATE TAX	1.50	70
ELECTRICAL	.03	69	BUILDING INS	.11	68
STRUCT ROOF	.04	20	PERS PROP TAX	.01	18
PLUMBING	.01	55	OTHER TAXES	.03	26
FIRE LIFE SFTY	.01	32			
OTHER MAINT SUP	.18	67	LEASING EXPENSES	.40	65
			ADV PROMOTION	.01	41
UTILITIES TOTAL	1.81	73	COMM FEES	.20	46
ELECTRIC	1.38	71	TENANT ALTS	.37	43
GAS	.17	28	BUY-OUTS	.11	11
FUEL OIL	.01	5			
PURCH STEAM	.35	29	TOTAL PAYROLL	.64	62
PURCH CH WTR	.57	8	CLEANING	.88	23
COAL			REPAIR MAINT	.48	54
WATER SEWER	.05	72	RDS GROUNDS	.05	9
			SECURITY	.20	27
RDS GNDS SEC TOT	.28	70	ADMINISTRATIVE	.21	46
RDS GNDS TOTAL	.04	50			
RDS GNDS PAYRL	.05	7	TOTAL CONTRACTS	1.62	64
RDS GNDS CONTR	.03	44	CLEANING	.66	63
RDS GNDS OTHER	.01	25	REPAIR MAINT	.31	57
SECURITY TOTAL	.25	69	RDS GROUNDS	.03	43
SEC PAYROLL	.19	30	SECURITY	.18	54
SEC CONTRACTS	.18	58	ADMINISTRATIVE	.38	60
SEC OTHER	.01	21			

U.S. PRIVATE SECTOR
AGENCY MANAGED
DOWNTOWN MORE THAN 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	79 BLDS 76,956,787 SQ.FT.					71,511,330 SQ.FT.			
	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					56	16.85	13.73	10.82	21.06
RETAIL AREA	13.72	13.30	6.51	26.64	46				
OTHER AREA	14.81	8.06	3.16	16.12	23				
TOTAL RENT	16.95	14.95	11.35	20.73	68				
MISCELLANEOUS	1.15	.42	.14	.97	52				
TOTAL INCOME	17.83	15.78	12.27	21.63	68				
EXPENSE									
CLEANING	1.07	.93	.68	1.37	79	1.14	.99	.72	1.46
REPAIR-MAINT	1.11	.99	.73	1.22	79	1.19	1.06	.79	1.32
UTILITIES	1.64	1.70	1.11	2.22	79	1.95	1.80	1.16	2.47
RDS GNDS SEC	.33	.26	.17	.47	78	.33	.26	.17	.47
ADMINISTRATIVE	.60	.51	.32	.77	79	.60	.51	.32	.77
TOTAL OPER EXP	4.95	4.62	3.85	5.64	79	5.28	5.04	4.06	6.06
FIXED EXPENSES	3.39	3.13	1.52	4.40	77	3.39	3.13	1.52	4.40
TOTAL OPER+FIXED	8.29	7.63	5.29	10.04	79	8.66	8.04	5.74	10.49
LEASING EXP	.86	.23	.06	1.09	56				
TOTAL PAYROLL	.87	.63	.43	1.11	63				
TOTAL CONTRACT	1.63	1.40	.96	1.96	63				

AVG SQFT OFC TEN	18133	74	AVG OFFICE OCCUPANCY	91.7	76
AVG SQFT RET TEN	3583	59	AVG RETAIL OCCUPANCY	87.5	64
AVG SQFT OFC WORK	251	64	AVG RATE YR-END RENT	23.08	71
			RENTABLE GROSS SQFT	.84	43

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.90	58	ADMIN TOTAL	.55	58
PAYROLL	.56	25	PAYROLL	.16	52
CONTRACT	.65	56	MGMT FEES	.22	55
SUP MAT MISC	.05	54	LEGAL FEES	.02	39
TRASH REMOVAL	.03	54	AUDIT FEES	.01	31
			GEN OFC EXP	.04	54
REPR MAINT TOTAL	.92	58	OTHER ADM EXP	.03	49
PAYROLL	.38	49			
ELEVATOR	.22	57	FIXED EXP TOTAL	2.70	56
HVAC	.09	56	REAL ESTATE TAX	1.89	54
ELECTRICAL	.04	55	BUILDING INS	.10	52
STRUCT ROOF	.02	37	PERS PROP TAX	.00	11
PLUMBING	.01	52	OTHER TAXES	.04	17
FIRE LIFE SFTY	.01	34			
OTHER MAINT SUP	.15	57	LEASING EXPENSES	.21	43
			ADV PROMOTION	.02	34
UTILITIES TOTAL	1.50	57	COMM FEES	.13	30
ELECTRIC	1.31	57	TENANT ALTS	.43	27
GAS	.21	24	BUY-OUTS	.34	5
FUEL OIL	.01	6			
PURCH STEAM	.37	17	TOTAL PAYROLL	.63	49
PURCH CH WTR	.88	2	CLEANING	.58	22
COAL			REPAIR MAINT	.35	43
WATER SEWER	.04	56	RDS GROUNDS	.06	4
			SECURITY	.16	16
RDS GNDS SEC TOT	.29	58	ADMINISTRATIVE	.15	44
RDS GNDS TOTAL	.05	48			
RDS GNDS PAYRL	.06	4	TOTAL CONTRACTS	1.42	48
RDS GNDS CONTR	.02	45	CLEANING	.69	47
RDS GNDS OTHER	.03	22	REPAIR MAINT	.31	37
SECURITY TOTAL	.24	56	RDS GROUNDS	.02	39
SEC PAYROLL	.23	18	SECURITY	.18	40
SEC CONTRACTS	.18	48	ADMINISTRATIVE	.28	47
SEC OTHER	.01	22			

U.S. PRIVATE SECTOR
AGENCY MANAGED
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	975 BLDS 87,981,686 SQ FT.					86,438,655 SQ FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					926	12.26	11.50	9.11	14.14
RETAIL AREA	9.38	11.29	8.85	15.10	126				
OTHER AREA	7.95	7.83	5.22	12.74	37				
TOTAL RENT	12.25	11.52	9.15	14.20	940				
MISCELLANEOUS	.35	.09	.02	.30	646				
TOTAL INCOME	12.52	11.71	9.32	14.40	940				
EXPENSE									
CLEANING	.65	.63	.51	.77	975	.65	.64	.51	.77
REPAIR-MAINT	.70	.65	.46	.90	975	.77	.65	.48	.92
UTILITIES	1.58	1.55	1.27	1.90	975	1.57	1.58	1.27	1.90
RDS GNDS SEC	.32	.27	.17	.39	941	.32	.27	.17	.39
ADMINISTRATIVE	.73	.64	.46	.85	967	.73	.64	.48	.85
TOTAL OPER EXP	4.01	3.69	3.27	4.55	975	4.04	3.90	3.27	4.63
FIXED EXPENSES	1.71	1.23	.89	1.63	958	1.71	1.23	.89	1.63
TOTAL OPER+FIXED	5.69	5.23	4.39	6.07	975	5.75	5.25	4.39	6.19
LEASING EXP	.75	.28	.10	.64	792				
TOTAL PAYROLL	.49	.38	.14	.63	673				
TOTAL CONTRACT	1.45	1.30	.99	1.75	768				

AVG SQFT OFC TEN	4909	928	AVG OFFICE OCCUPANCY	86.8	945
AVG SQFT RET TEN	3106	108	AVG RETAIL OCCUPANCY	92.7	108
AVG SQFT OFC WORK	283	623	AVG RATE YR-END RENT	14.78	916
			RENTABLE GROSS SQFT	.88	545

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.63	608	ADMIN TOTAL	.64	601
PAYROLL	.14	104	PAYROLL	.29	319
CONTRACT	.53	582	MGMT FEES	.45	575
SUP MAT MISC	.05	468	LEGAL FEES	.02	313
TRASH REMOVAL	.04	559	AUDIT FEES	.03	191
			GEN OFC EXP	.05	398
REPR MAINT TOTAL	.63	604	OTHER ADM EXP	.02	376
PAYROLL	.24	413			
ELEVATOR	.08	494	FIXED EXP TOTAL	1.20	597
HVAC	.13	595	REAL ESTATE TAX	1.05	586
ELECTRICAL	.03	511	BUILDING INS	.10	558
STRUCT ROOF	.02	364	PERS PROP TAX	.00	71
PLUMBING	.01	486	OTHER TAXES	.03	118
FIRE LIFE SFTY	.01	269			
OTHER MAINT SUP	.14	566	LEASING EXPENSES	.40	492
			ADV PROMOTION	.03	353
UTILITIES TOTAL	1.54	608	COMM FEES	.23	395
ELECTRIC	1.40	606	TENANT ALTS	.33	364
GAS	.14	262	BUY OUTS	.35	32
FUEL OIL	.02	23			
PURCH STEAM	.51	5	TOTAL PAYROLL	.38	409
PURCH CH WTR	1.47	2	CLEANING	.11	82
COAL	.02	2	REPAIR MAINT	.24	352
WATER SEWER	.05	594	RDS GROUNDS	.09	99
			SECURITY	.08	38
RDS GNDS SEC TOT	.28	592	ADMINISTRATIVE	.29	250
RDS GNDS TOTAL	.18	574			
RDS GNDS PAYRL	.09	108	TOTAL CONTRACTS	1.49	467
RDS GNDS CONTR	.13	518	CLEANING	.53	460
RDS GNDS OTHER	.03	358	REPAIR MAINT	.24	422
SECURITY TOTAL	.10	481	RDS GROUNDS	.13	418
SEC PAYROLL	.06	49	SECURITY	.08	392
SEC CONTRACTS	.09	444	ADMINISTRATIVE	.48	459
SEC OTHER	.02	104			

U.S. PRIVATE SECTOR
AGENCY MANAGED
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	146 BLDS 4,159,205 SQ. FT.					4,142,048 SQ. FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					134	10.99	11.22	8.46	12.94
RETAIL AREA	4.82	4.82			1				
OTHER AREA									
TOTAL RENT	10.96	11.10	8.24	12.94	136				
MISCELLANEOUS	.28	.06	.01	.34	82				
TOTAL INCOME	11.10	11.18	8.46	13.13	136				
EXPENSE									
CLEANING	.67	.67	.52	.82	146	.66	.66	.51	.83
REPAIR-MAINT	.74	.61	.39	.92	146	.73	.60	.39	.94
UTILITIES	1.64	1.62	1.23	2.08	146	1.62	1.60	1.20	2.07
RDS GNDS SEC	.33	.29	.18	.42	133	.33	.29	.18	.42
ADMINISTRATIVE	.64	.58	.42	.82	145	.64	.58	.42	.82
TOTAL OPER EXP	3.97	3.88	3.12	4.65	146	3.93	3.89	3.11	4.69
FIXED EXPENSES	1.25	1.06	.75	1.52	141	1.25	1.06	.75	1.52
TOTAL OPER+FIXED	5.18	4.91	4.03	6.24	146	5.21	4.91	4.02	6.29
LEASING EXP	.71	.26	.13	.74	97				
TOTAL PAYROLL	.54	.20	.15	.49	65				
TOTAL CONTRACT	1.71	1.50	1.11	1.96	98				

AVG SQFT OFC TEN	2228	134	AVG OFFICE OCCUPANCY	88.5	136
AVG SQFT RET TEN	4385	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	216	101	AVG RATE YR-END RENT	13.16	131
			RENTABLE GROSS SQFT	.87	82

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.66	86	ADMIN TOTAL	.56	86
PAYROLL	.55	9	PAYROLL	.37	15
CONTRACT	.58	83	MGMT FEES	.49	82
SUP MAT MISC	.06	57	LEGAL FEES	.02	34
TRASH REMOVAL	.05	70	AUDIT FEES	.03	34
			GEN OFC EXP	.03	42
REPR MAINT TOTAL	.59	84	OTHER ADM EXP	.02	46
PAYROLL	.18	39			
ELEVATOR	.07	50	FIXED EXP TOTAL	1.00	84
HVAC	.14	80	REAL ESTATE TAX	.94	82
ELECTRICAL	.05	63	BUILDING INS	.11	82
STRUCT ROOF	.04	38	PERS PROP TAX	.00	3
PLUMBING	.01	52	OTHER TAXES	.05	12
FIRE LIFE SFTY	.01	23			
OTHER MAINT SUP	.17	82	LEASING EXPENSES	.31	54
			ADV PROMOTION	.04	33
UTILITIES TOTAL	1.59	87	COMM FEES	.17	41
ELECTRIC	1.35	85	TENANT ALTS	.34	41
GAS	.23	45	BUY-OUTS	.18	3
FUEL OIL	.23	3			
PURCH STEAM	.96	2	TOTAL PAYROLL	.29	43
PURCH CH WTR	1.16	1	CLEANING	.14	3
COAL	.02	1	REPAIR MAINT	.17	32
WATER SEWER	.05	82	RDS GROUNDS	.17	5
			SECURITY	.05	2
RDS GNDS SEC TOT	.28	81	ADMINISTRATIVE	.37	14
RDS GNDS TOTAL	.23	79			
RDS GNDS PAYRL	.17	4	TOTAL CONTRACTS	1.60	59
RDS GNDS CONTR	.18	72	CLEANING	.55	59
RDS GNDS OTHER	.08	42	REPAIR MAINT	.24	54
SECURITY TOTAL	.07	43	RDS GROUNDS	.19	53
SEC PAYROLL	.00	3	SECURITY	.07	32
SEC CONTRACTS	.08	40	ADMINISTRATIVE	.51	58
SEC OTHER	.03	5			

U.S. PRIVATE SECTOR
AGENCY MANAGED
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	171 BLDS 12,694,408 SQ.FT.					12,475,415 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					169	11.87	11.74	9.51	13.99
RETAIL AREA	12.95	12.38	9.83	15.95	16				
OTHER AREA	7.92	7.92			1				
TOTAL RENT	11.98	11.77	9.65	14.17	170				
MISCELLANEOUS	.27	.08	.02	.20	117				
TOTAL INCOME	12.15	11.99	9.88	14.37	170				
EXPENSE									
CLEANING	.62	.61	.50	.72	171	.62	.62	.51	.73
REPAIR-MAINT	.72	.61	.45	.81	171	.72	.61	.45	.85
UTILITIES	1.66	1.62	1.31	1.96	171	1.67	1.64	1.31	1.96
RDS GNDS SEC	.28	.22	.15	.34	169	.28	.22	.15	.34
ADMINISTRATIVE	.68	.59	.45	.83	171	.68	.59	.45	.83
TOTAL OPER EXP	3.95	3.90	3.24	4.47	171	3.99	3.90	3.24	4.69
FIXED EXPENSES	1.31	1.20	.80	1.56	165	1.31	1.20	.80	1.56
TOTAL OPER+FIXED	5.22	5.14	4.41	5.85	171	5.29	5.16	4.39	5.94
LEASING EXP	.39	.21	.08	.51	146				
TOTAL PAYROLL	.47	.35	.25	.63	112				
TOTAL CONTRACT	1.39	1.34	1.05	1.66	135				

AVG SQFT OFC TEN	4105	158	AVG OFFICE OCCUPANCY	87.0	162
AVG SQFT RET TEN	2501	16	AVG RETAIL OCCUPANCY	97.6	16
AVG SQFT OFC WORK	230	98	AVG RATE YR END RENT	14.30	162
			RENTABLE GROSS SQFT	.90	102

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.61	109	ADMIN TOTAL	.57	109
PAYROLL	.33	19	PAYROLL	.28	32
CONTRACT	.51	107	MGMT FEES	.47	105
SUP MAT MISC	.05	89	LEGAL FEES	.02	54
TRASH REMOVAL	.03	102	AUDIT FEES	.04	34
			GEN OFC EXP	.03	65
REPR MAINT TOTAL	.65	107	OTHER ADM EXP	.02	63
PAYROLL	.26	66			
ELEVATOR	.07	98	FIXED EXP TOTAL	1.18	106
HVAC	.14	105	REAL ESTATE TAX	1.10	103
ELECTRICAL	.03	90	BUILDING INS	.10	105
STRUCT ROOF	.02	60	PERS PROP TAX	.01	10
PLUMBING	.01	79	OTHER TAXES	.02	19
FIRE LIFE SFTY	.01	47			
OTHER MAINT SUP	.16	106	LEASING EXPENSES	.25	96
			ADV PROMOTION	.02	63
UTILITIES TOTAL	1.62	108	COMM FEES	.24	67
ELECTRIC	1.46	108	TENANT ALTS	.11	48
GAS	.17	41	BUY-OUTS	.36	6
FUEL OIL	.06	4			
PURCH STEAM			TOTAL PAYROLL	.36	65
PURCH CH WTR			CLEANING	.18	15
COAL			REPAIR MAINT	.28	55
WATER SEWER	.05	105	RDS GROUNDS	.08	12
			SECURITY	.05	11
RDS GNDS SEC TOT	.24	108	ADMINISTRATIVE	.28	27
RDS GNDS TOTAL	.17	107			
RDS GNDS PAYRL	.08	16	TOTAL CONTRACTS	1.48	66
RDS GNDS CONTR	.12	97	CLEANING	.52	86
RDS GNDS OTHER	.02	72	REPAIR MAINT	.25	80
SECURITY TOTAL	.08	95	RDS GROUNDS	.12	79
SEC PAYROLL	.09	17	SECURITY	.07	75
SEC CONTRACTS	.06	84	ADMINISTRATIVE	.51	86
SEC OTHER	.01	23			

U.S. PRIVATE SECTOR
AGENCY MANAGED
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	177 BLDS 29,180,147 SQ.FT.					28,787,868 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					171	12.92	12.42	9.35	15.63
RETAIL AREA	10.00	12.30	7.33	16.61	26				
OTHER AREA	5.68	5.93	4.02	7.16	12				
TOTAL RENT	12.90	12.37	9.46	15.65	173				
MISCELLANEOUS	.35	.10	.03	.30	132				
TOTAL INCOME	13.17	12.58	9.79	15.82	173				
EXPENSE									
CLEANING	.65	.64	.52	.75	177	.65	.65	.51	.77
REPAIR-MAINT	.76	.65	.49	.91	177	.76	.65	.49	.94
UTILITIES	1.51	1.49	1.26	1.76	177	1.51	1.53	1.27	1.78
RDS GNDS SEC	.32	.28	.16	.42	173	.32	.28	.18	.42
ADMINISTRATIVE	.82	.71	.57	.94	176	.82	.71	.57	.94
TOTAL OPER EXP	4.05	3.90	3.35	4.54	177	4.07	3.92	3.35	4.61
FIXED EXPENSES	1.49	1.36	1.05	1.70	173	1.49	1.36	1.05	1.70
TOTAL OPER+FIXED	5.51	5.31	4.64	6.24	177	5.53	5.34	4.64	6.30
LEASING EXP	.95	.33	.09	.82	140				
TOTAL PAYROLL	.48	.42	.28	.63	141				
TOTAL CONTRACT	1.37	1.22	1.02	1.66	143				

AVG SQFT OFC TEN	5317	173	AVG OFFICE OCCUPANCY	87.3	175
AVG SQFT RET TEN	2792	28	AVG RETAIL OCCUPANCY	99.2	28
AVG SQFT OFC WORK	260	111	AVG RATE YR-END RENT	16.40	163
			RENTABLE GROSS SQFT	.87	91

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.63	109	ADMIN TOTAL	.71	108
PAYROLL	.09	18	PAYROLL	.29	63
CONTRACT	.53	105	MGMT FEES	.46	104
SUP MAT MISC	.05	92	LEGAL FEES	.02	63
TRASH REMOVAL	.03	99	AUDIT FEES	.02	45
			GEN OFC EXP	.06	64
REPR MAINT TOTAL	.82	109	OTHER ADM EXP	.04	66
PAYROLL	.23	80			
ELEVATOR	.08	107	FIXED EXP TOTAL	1.35	105
HVAC	.09	107	REAL ESTATE TAX	1.21	103
ELECTRICAL	.03	94	BUILDING INS	.10	101
STRUCT ROOF	.01	54	PERS PROP TAX	.00	19
PLUMBING	.01	87	OTHER TAXES	.03	23
FIRE LIFE SFTY	.01	66			
OTHER MAINT SUP	.12	106	LEASING EXPENSES	.59	82
			ADV PROMOTION	.04	54
UTILITIES TOTAL	1.50	109	COMM FEES	.28	88
ELECTRIC	1.41	109	TENANT ALTS	.45	56
GAS	.10	45	BUY-OUTS	1.63	5
FUEL OIL	.00	5			
PURCH STEAM			TOTAL PAYROLL	.42	82
PURCH CH WTR			CLEANING	.09	12
COAL	.02	1	REPAIR MAINT	.22	71
WATER SEWER	.05	108	RDS GROUNDS	.09	3
			SECURITY	.10	11
RDS GNDS SEC TOT	.30	106	ADMINISTRATIVE	.29	54
RDS GNDS TOTAL	.14	102			
RDS GNDS PAYRL	.07	2	TOTAL CONTRACTS	1.50	88
RDS GNDS CONTR	.12	98	CLEANING	.54	85
RDS GNDS OTHER	.02	57	REPAIR MAINT	.21	82
SECURITY TOTAL	.14	104	RDS GROUNDS	.12	79
SEC PAYROLL	.06	11	SECURITY	.13	84
SEC CONTRACTS	.13	99	ADMINISTRATIVE	.48	85
SEC OTHER	.01	26			

U.S. PRIVATE SECTOR
AGENCY MANAGED
SUBURBAN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	29 BLDS 11,500,964 SQ.FT.					11,028,081 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					27	11.15	11.19	8.76	13.31
RETAIL AREA	6.98	6.92	2.48	11.76	9				
OTHER AREA	7.95	15.09	3.01	570.69	6				
TOTAL RENT	11.03	11.02	8.76	12.58	27				
MISCELLANEOUS	.48	.18	.05	.67	24				
TOTAL INCOME	11.45	11.89	9.75	12.82	27				
EXPENSE									
CLEANING	.71	.58	.51	.86	29	.74	.81	.53	.88
REPAIR-MAINT	.73	.73	.51	.92	29	.75	.84	.51	1.02
UTILITIES	1.51	1.34	1.19	4.84	29	1.55	1.35	1.28	1.67
RDS GNDS SEC	.32	.27	.15	.42	29	.32	.27	.15	.42
ADMINISTRATIVE	.73	.67	.52	.90	29	.73	.67	.52	.90
TOTAL OPER EXP	4.01	4.22	3.36	4.61	29	4.14	4.44	3.41	4.70
FIXED EXPENSES	1.40	1.42	1.15	1.56	29	1.40	1.42	1.15	1.58
TOTAL OPER+FIXED	5.41	5.59	4.56	6.18	29	5.54	5.87	4.64	6.29
LEASING EXP	.81	.30	.06	1.52	23				
TOTAL PAYROLL	.50	.42	.36	.56	23				
TOTAL CONTRACT	1.18	1.01	.74	1.30	23				

AVG SQFT OFC TEN	8272	28	AVG OFFICE OCCUPANCY	83.1	28
AVG SQFT RET TEN	3771	8	AVG RETAIL OCCUPANCY	93.3	8
AVG SQFT OFC WORK	266	17	AVG RATE YR-END RENT	16.12	27
			RENTABLE GROSS SQFT	.89	17

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.56	17	ADMIN TOTAL	.67	17
PAYROLL	.42	3	PAYROLL	.21	15
CONTRACT	.46	17	MGMT FEES	.32	13
SUP MAT MISC	.06	13	LEGAL FEES	.02	12
TRASH REMOVAL	.02	16	AUDIT FEES	.04	6
			GEN OFC EXP	.08	16
REPR MAINT TOTAL	.77	17	OTHER ADM EXP	.04	12
PAYROLL	.25	8			
ELEVATOR	.19	17	FIXED EXP TOTAL	1.40	17
HVAC	.11	17	REAL ESTATE TAX	1.33	17
ELECTRICAL	.03	15	BUILDING INS	.08	16
STRUCT ROOF	.02	10	PERS PROP TAX	.00	6
PLUMBING	.02	14	OTHER TAXES	.02	2
FIRE LIFE SFTY	.02	9			
OTHER MAINT SUP	.16	16	LEASING EXPENSES	.73	13
			ADV PROMOTION	.03	9
UTILITIES TOTAL	1.35	17	COMM FEES	.24	12
ELECTRIC	1.29	17	TENANT ALTS	.50	13
GAS	.03	7	BUY-OUTS		
FUEL OIL	.01	1			
PURCH STEAM			TOTAL PAYROLL	.41	13
PURCH CH WTR			CLEANING	.42	3
COAL			REPAIR MAINT	.25	8
WATER SEWER		17	RDS GROUNDS	.07	2
			SECURITY		
RDS GNDS SEC TOT	.27	17	ADMINISTRATIVE	.19	13
RDS GNDS TOTAL	.09	14			
RDS GNDS PAYRL	.07	2	TOTAL CONTRACTS	1.01	13
RDS GNDS CONTR	.08	12	CLEANING	.46	13
RDS GNDS OTHER	.05	7	REPAIR MAINT	.37	8
SECURITY TOTAL	.17	17	RDS GROUNDS	.09	9
SEC PAYROLL	.24	3	SECURITY	.17	11
SEC CONTRACTS	.17	15	ADMINISTRATIVE	.37	11
SEC OTHER	.02	2			

U.S. PRIVATE SECTOR
AGENCY MANAGED
SUBURBAN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 5,008,134 SQ.FT.					4,998,209 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	18.06	18.14		
RETAIL AREA	21.27	21.27			1				
OTHER AREA									
TOTAL RENT	16.16	11.38			3				
MISCELLANEOUS	.17	.11			3				
TOTAL INCOME	16.33	11.42			3				
EXPENSE									
CLEANING	.52	.64	.34	.76	5	.52	.64	.34	.77
REPAIR-MAINT	.73	.80	.41	.88	5	.73	.80	.41	.88
UTILITIES	1.77	1.77	1.41	2.45	5	1.77	1.77	1.41	2.46
RDS GNDS SEC	.34	.41	.24	.46	5	.34	.41	.24	.46
ADMINISTRATIVE	.48	.47	.34	.56	5	.48	.47	.34	.56
TOTAL OPER EXP	3.83	3.86	3.52	4.43	5	3.84	3.86	3.52	4.46
FIXED EXPENSES	1.70	1.63	1.60	1.78	5	1.70	1.63	1.60	1.78
TOTAL OPER+FIXED	5.54	5.62	5.22	6.05	5	5.54	5.62	5.22	6.08
LEASING EXP	.19	.17			3				
TOTAL PAYROLL	.50	.41	.35	.73	5				
TOTAL CONTRACT	1.28	1.17	1.03	1.69	5				

AVG SQFT OFC TEN	72519	5	AVG OFFICE OCCUPANCY	84.2	5
AVG SQFT RET TEN	1988	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	434	5	AVG RATE YR-END RENT	17.75	4
			RENTABLE GROSS SQFT	.94	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.76	2	ADMIN TOTAL	.44	2
PAYROLL	.07	1	PAYROLL	.09	2
CONTRACT	.65	2	MGMT FEES	.30	2
SUP MAT MISC	.07	2	LEGAL FEES	.02	1
TRASH REMOVAL	.02	1	AUDIT FEES		
			GEN OFC EXP	.03	2
REPR MAINT TOTAL	.65	2	OTHER ADM EXP	.03	1
PAYROLL	.21	2			
ELEVATOR	.23	2	FIXED EXP TOTAL	1.62	2
HVAC	.04	1	REAL ESTATE TAX	1.59	2
ELECTRICAL	.04	1	BUILDING INS	.05	1
STRUCT ROOF	.13	1	PERS PROP TAX		
PLUMBING	.04	2	OTHER TAXES	.01	1
FIRE LIFE SFTY	.04	1			
OTHER MAINT SUP	.06	2	LEASING EXPENSES	.46	1
			ADV PROMOTION		
UTILITIES TOTAL	2.22	2	COMM FEES	.21	1
ELECTRIC	1.24	2	TENANT ALTS	.24	1
GAS	.05	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.37	2
PURCH CH WTR	1.78	1	CLEANING	.07	1
COAL			REPAIR MAINT	.21	2
WATER SEWER	.07	2	RDS GROUNDS	.09	1
			SECURITY		
RDS GNDS SEC TOT	.36	2	ADMINISTRATIVE	.09	2
RDS GNDS TOTAL	.20	2			
RDS GNDS PAYRL	.09	1	TOTAL CONTRACTS	1.65	2
RDS GNDS CONTR	.27	1	CLEANING	.65	2
RDS GNDS OTHER	.04	1	REPAIR MAINT	.37	2
SECURITY TOTAL	.34	1	RDS GROUNDS	.15	2
SEC PAYROLL			SECURITY	.34	1
SEC CONTRACTS	.29	1	ADMINISTRATIVE	.31	2
SEC OTHER	.04	1			

U.S. PRIVATE SECTOR
FINANCIAL BUILDINGS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	47 BLDS 17,685,459 SQ.FT.					16,410,762 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					26	19.13	13.11	10.44	17.36
RETAIL AREA	7.49	13.00	6.84	21.16	12				
OTHER AREA	2.49	.99	.31	8.07	5				
TOTAL RENT	16.04	12.44	9.91	15.35	29				
MISCELLANEOUS	.81	.75	.19	1.80	10				
TOTAL INCOME	16.19	12.44	9.91	16.84	29				
EXPENSE									
CLEANING	1.66	1.13	.91	1.80	47	1.77	1.30	.94	1.82
REPAIR-MAINT	1.80	1.33	.90	2.06	47	1.93	1.38	.96	2.08
UTILITIES	2.84	2.19	1.61	2.77	47	3.03	2.33	1.64	2.83
RDS GNDS SEC	.56	.31	.18	.87	43	.56	.31	.18	.67
ADMINISTRATIVE	.48	.43	.27	.79	47	.48	.43	.27	.79
TOTAL OPER EXP	7.24	5.81	4.60	7.13	47	7.74	5.96	4.99	7.27
FIXED EXPENSES	3.17	1.74	.97	3.02	46	3.17	1.74	.97	3.02
TOTAL OPER+FIXED	10.37	7.16	5.96	10.17	47	10.93	7.41	6.14	10.27
LEASING EXP	.21	.08	.05	.28	25				
TOTAL PAYROLL	2.02	1.00	.65	2.11	34				
TOTAL CONTRACT	1.73	-1.56	1.03	2.35	34				

AVG SQFT OFC TEN	38153	42
AVG SQFT RET TEN	3615	18
AVG SQFT OFC WORK	257	38

AVG OFFICE OCCUPANCY	98.3	44
AVG RETAIL OCCUPANCY	98.7	22
AVG RATE YR-END RENT	20.67	38
RENTABLE GROSS SQFT	.81	15

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.09	39
PAYROLL	.92	12
CONTRACT	.85	36
SUP MAT MISC	.09	33
TRASH REMOVAL	.05	33
REPR MAINT TOTAL	1.36	39
PAYROLL	.52	36
ELEVATOR	.26	37
HVAC	.18	36
ELECTRICAL	.08	37
STRUCT ROOF	.01	15
PLUMBING	.01	32
FIRE LIFE SFTY	.01	23
OTHER MAINT SUP	.23	36
UTILITIES TOTAL	2.05	39
ELECTRIC	1.71	39
GAS	.10	22
FUEL OIL	.03	9
PURCH STEAM	.39	15
PURCH CH WTR		
COAL		
WATER SEWER	.06	36
RDS GNDS SEC TOT	.29	37
RDS GNDS TOTAL	.04	22
RDS GNDS PAYRL	.02	3
RDS GNDS CONTR	.05	16
RDS GNDS OTHER	.02	8
SECURITY TOTAL	.29	35
SEC PAYROLL	.38	16
SEC CONTRACTS	.22	31
SEC OTHER	.03	12

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.35	36
PAYROLL	.20	31
MGMT FEES	.19	16
LEGAL FEES	.01	12
AUDIT FEES	.03	9
GEN OFC EXP	.03	22
OTHER ADM EXP	.02	25
FIXED EXP TOTAL	1.69	39
REAL ESTATE TAX	1.50	39
BUILDING INS	.13	36
PERS PROP TAX	.03	2
OTHER TAXES	.01	17
LEASING EXPENSES	.08	23
ADV PROMOTION	.00	7
COMM FEES	.06	15
TENANT ALTS	.06	14
BUY-OUTS		
TOTAL PAYROLL	1.00	30
CLEANING	.92	12
REPAIR MAINT	.53	29
RDS GROUNDS	.05	4
SECURITY	.38	14
ADMINISTRATIVE	.19	29
TOTAL CONTRACTS	1.50	29
CLEANING	.83	28
REPAIR MAINT	.55	26
RDS GROUNDS	.04	12
SECURITY	.22	21
ADMINISTRATIVE	.14	14

U.S. PRIVATE SECTOR
FINANCIAL BUILDINGS
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 234,033 SQ.FT.					217,879 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	13.54	13.31	12.56	14.79
RETAIL AREA	20.01	20.01			1				
OTHER AREA									
TOTAL RENT	13.56	13.86	12.56	14.67	4				
MISCELLANEOUS	.84	.42			3				
TOTAL INCOME	14.20	13.93	12.77	15.79	4				
EXPENSE									
CLEANING	1.01	1.03	.89	1.13	4	1.04	1.03	.89	1.19
REPAIR MAINT	.96	.92	.53	1.42	4	.98	.92	.53	1.50
UTILITIES	1.97	1.88	.85	2.99	4	2.01	1.88	.88	2.99
RDS GNDS SEC	.64	.60	.08	1.15	4	.64	.60	.08	1.15
ADMINISTRATIVE	.54	.53	.17	.89	4	.54	.53	.17	.89
TOTAL OPER EXP	5.12	5.14	3.47	6.62	4	5.29	5.35	3.66	6.79
FIXED EXPENSES	1.80	1.79	1.54	2.10	4	1.80	1.79	1.54	2.10
TOTAL OPER+FIXED	6.92	6.88	5.26	8.47	4	7.10	6.89	5.47	8.64
LEASING EXP	.96	.94			2				
TOTAL PAYROLL	.68	.87			3				
TOTAL CONTRACT	4.03	2.43			3				

AVG SQFT OFC TEN	31126	4
AVG SQFT RET TEN	3231	2
AVG SQFT OFC WORK	213	3

AVG OFFICE OCCUPANCY	100.0	4
AVG RETAIL OCCUPANCY	100.0	2
AVG RATE YR-END RENT	17.00	2
RENTABLE GROSS SQFT	.82	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.97	3
PAYROLL	.03	1
CONTRACT	.80	3
SUP MAT MISC	.13	3
TRASH REMOVAL	.05	3
REPR MAINT TOTAL	1.19	3
PAYROLL	.46	3
ELEVATOR	.19	3
HVAC	.23	3
ELECTRICAL	.04	3
STRUCT ROOF	.01	2
PLUMBING	.05	3
FIRE LIFE SFTY	.03	2
- OTHER MAINT SUP	.20	2
UTILITIES TOTAL	1.28	3
ELECTRIC	.81	3
GAS	.33	1
FUEL OIL	.31	1
PURCH STEAM	.93	1
PURCH CH WTR		
COAL		
WATER SEWER	.03	3
RDS GNDS SEC TOT	.16	3
RDS GNDS TOTAL	.03	3
RDS GNDS PAYRL	.01	1
RDS GNDS CONTR	.08	2
RDS GNDS OTHER	.00	2
SECURITY TOTAL	1.22	1
SEC PAYROLL	.33	1
SEC CONTRACTS	.80	1
SEC OTHER	.09	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.20	3
PAYROLL	.08	1
MGMT FEES	.48	2
LEGAL FEES	.01	1
AUDIT FEES	.03	2
GEN OFC EXP	.03	2
OTHER ADM EXP	.08	1
FIXED EXP TOTAL	1.79	3
REAL ESTATE TAX	1.70	3
BUILDING INS	.23	3
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.94	2
ADV PROMOTION	.02	1
COMM FEES	.29	1
TENANT ALTS	.79	2
BUY-OUTS		
TOTAL PAYROLL	.56	2
CLEANING	.03	1
REPAIR MAINT	.27	2
RDS GROUNDS	.01	1
SECURITY	.33	1
ADMINISTRATIVE	.11	2
TOTAL CONTRACTS	1.87	2
CLEANING	.83	2
REPAIR MAINT	.54	2
RDS GROUNDS	.08	2
SECURITY	.89	1
ADMINISTRATIVE	.14	1

U.S. PRIVATE SECTOR
FINANCIAL BUILDINGS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS 3,126,202 SQ.FT.					3,030,822 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					13	11.53	11.00	8.38	14.95
RETAIL AREA	8.31	7.88			2				
OTHER AREA	4.60	4.78			3				
TOTAL RENT	11.36	11.00	8.11	13.97	13				
MISCELLANEOUS	1.24	1.49	1.00	1.80	4				
TOTAL INCOME	11.72	11.08	8.11	14.79	13				
EXPENSE									
CLEANING	1.15	.98	.75	1.43	18	1.18	.98	.81	1.45
REPAIR-MAINT	1.39	1.21	.91	1.68	18	1.42	1.25	.99	1.68
UTILITIES	2.03	1.98	1.54	2.38	18	2.08	2.00	1.54	2.49
RDS GNDS SEC	.42	.37	.18	.53	17	.42	.37	.18	.53
ADMINISTRATIVE	.49	.39	.29	.80	18	.49	.39	.29	.90
TOTAL OPER EXP	5.45	4.99	4.40	5.94	18	5.59	5.19	4.47	6.13
FIXED EXPENSES	1.21	1.02	.72	1.85	17	1.21	1.02	.72	1.85
TOTAL OPER+FIXED	6.57	6.12	5.39	7.12	18	6.74	6.22	5.46	7.20
LEASING EXP	.11	.08	.03	.13	12				
TOTAL PAYROLL	.77	.71	.48	.96	13				
TOTAL CONTRACT	1.77	1.59	1.21	2.15	12				

AVG SQFT OFC TEN	12569	18	AVG OFFICE OCCUPANCY	97.9	18
AVG SQFT RET TEN	2387	5	AVG RETAIL OCCUPANCY	00.0	5
AVG SQFT OFC WORK	300	14	AVG RATE YR-END RENT	15.13	15
			RENTABLE GROSS SQFT	.83	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.93	14	ADMIN TOTAL	.32	13
PAYROLL	.08	2	PAYROLL	.23	12
CONTRACT	.81	14	MGMT FEES	.52	4
SUP MAT MISC	.08	13	LEGAL FEES	.02	4
TRASH REMOVAL	.05	13	AUDIT FEES	.06	2
			GEN OFC EXP	.02	8
REPR MAINT TOTAL	1.20	14	OTHER ADM EXP	.01	8
PAYROLL	.38	13			
ELEVATOR	.22	14	FIXED EXP TOTAL	1.00	14
HVAC	.17	14	REAL ESTATE TAX	.90	14
ELECTRICAL	.08	14	BUILDING INS	.11	14
STRUCT ROOF	.01	8	PERS PROP TAX	.03	2
PLUMBING	.02	12	OTHER TAXES	.00	5
FIRE LIFE SFTY	.01	9			
OTHER MAINT SUP	.17	14	LEASING EXPENSES	.08	10
			ADV PROMOTION	.00	5
UTILITIES TOTAL	1.84	14	COMM FEES	.05	6
ELECTRIC	1.60	14	TENANT ALTS	.08	8
GAS	.10	10	BUY-OUTS		
FUEL OIL	.35	1			
PURCH STEAM	.33	3	TOTAL PAYROLL	.71	11
PURCH CH WTR			CLEANING	.08	2
COAL			REPAIR MAINT	.37	10
WATER SEWER	.06	13	RDS GROUNDS	.05	2
			SECURITY	.13	2
RDS GNDS SEC TOT	.33	14	ADMINISTRATIVE	.24	10
RDS GNDS TOTAL	.05	10			
RDS GNDS PAYRL	.02	1	TOTAL CONTRACTS	1.59	10
RDS GNDS CONTR	.07	9	CLEANING	.73	10
RDS GNDS OTHER	.02	3	REPAIR MAINT	.40	8
SECURITY TOTAL	.28	14	RDS GROUNDS	.05	6
SEC PAYROLL	.11	3	SECURITY	.27	8
SEC CONTRACTS	.28	13	ADMINISTRATIVE	.13	4
SEC OTHER	.01	3			

U.S. PRIVATE SECTOR
FINANCIAL BUILDINGS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 2,452,255 SQ.FT.					2,359,025 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	24.72	20.31		
RETAIL AREA	8.12	9.34			3				
OTHER AREA	.45	.45			1				
TOTAL RENT	23.34	19.38			3				
MISCELLANEOUS	.37	.45			2				
TOTAL INCOME	23.61	19.38			3				
EXPENSE									
CLEANING	1.41	1.40	1.09	1.70	6	1.45	1.41	1.19	1.73
REPAIR-MAINT	1.64	1.63	.78	2.19	6	1.70	1.73	.83	2.19
UTILITIES	2.00	2.05	1.39	2.48	6	2.06	2.05	1.46	2.61
RDS GNDS SEC	.42	.38	.15	.76	6	.42	.38	.15	.76
ADMINISTRATIVE	.53	.50	.18	1.12	6	.53	.50	.18	1.12
TOTAL OPER EXP	6.00	5.70	4.69	7.42	6	6.20	5.91	4.93	7.58
FIXED EXPENSES	3.33	2.76	1.34	6.23	6	3.33	2.76	1.34	6.23
TOTAL OPER+FIXED	9.33	8.18	6.32	13.84	6	9.53	8.40	6.54	13.81
LEASING EXP	.42	.23	.12	.80	4				
TOTAL PAYROLL	2.14	1.45	.92	3.29	5				
TOTAL CONTRACT	1.33	1.24	.85	2.14	5				

AVG SQFT OFC TEN	48457	6	AVG OFFICE OCCUPANCY	98.6	6
AVG SQFT RET TEN	2807	3	AVG RETAIL OCCUPANCY	94.6	4
AVG SQFT OFC WORK	181	6	AVG RATE YR-END RENT	25.20	5
			RENTABLE GROSS SQFT	.85	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.40	6	ADMIN TOTAL	.50	6
PAYROLL	1.51	2	PAYROLL	.21	6
CONTRACT	.94	5	MGMT FEES	.14	2
SUP MAT MISC	.07	4	LEGAL FEES	.48	1
TRASH REMOVAL	.03	4	AUDIT FEES	.12	2
			GEN OFC EXP	.03	5
REPR MAINT TOTAL	1.63	6	OTHER ADM EXP	.01	5
PAYROLL	.82	5			
ELEVATOR	.30	5	FIXED EXP TOTAL	2.76	6
HVAC	.16	5	REAL ESTATE TAX	2.69	6
ELECTRICAL	.08	5	BUILDING INS	.11	6
STRUCT ROOF	.11	1	PERS PROP TAX		
PLUMBING	.01	4	OTHER TAXES	.26	2
FIRE LIFE SFTY	.02	3			
OTHER MAINT SUP	.23	6	LEASING EXPENSES	.23	4
			ADV PROMOTION	.04	1
UTILITIES TOTAL	2.05	6	COMM/FEES	.19	3
ELECTRIC	1.73	6	TENANT ALTS	.43	2
GAS	.27	3	BUY-OUTS		
FUEL OIL	.05	4			
PURCH STEAM	.32	2	TOTAL PAYROLL	1.45	5
PURCH CH WTR			CLEANING	1.51	2
COAL			REPAIR MAINT	.82	5
WATER SEWER	.06	6	RDS GROUNDS	.12	1
			SECURITY	.32	4
RDS GNDS SEC TOT	.38	6	ADMINISTRATIVE	.17	5
RDS GNDS TOTAL	.02	4			
RDS GNDS PAYRL	.12	1	TOTAL CONTRACTS	1.24	5
RDS GNDS CONTR	.03	3	CLEANING	1.12	4
RDS GNDS OTHER	.02	2	REPAIR MAINT	.42	5
SECURITY TOTAL	.38	6	RDS GROUNDS	.03	3
SEC PAYROLL	.32	4	SECURITY	.04	5
SEC CONTRACTS	.04	3	ADMINISTRATIVE	.15	2
SEC OTHER	.02	4			

U.S. PRIVATE SECTOR
FINANCIAL BUILDINGS
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 9,894,142 SQ.FT.					8,844,386 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	23.13	21.99	12.34	33.04
RETAIL AREA	5.29	23.05	10.83	27.65	4				
OTHER AREA	.99	.99			1				
TOTAL RENT	18.50	18.47	5.48	31.94	5				
MISCELLANEOUS	.32	.32			1				
TOTAL INCOME	18.56	18.47	5.64	31.94	5				
EXPENSE									
CLEANING	1.91	2.04	1.44	2.62	10	2.12	2.12	1.46	2.62
REPAIR-MAINT	2.08	2.06	1.46	2.51	10	2.31	2.19	1.58	2.97
UTILITIES	3.38	3.49	1.72	4.88	10	3.71	3.99	2.17	5.08
RDS GNDS SEC	.58	.31	.18	.81	7	.58	.31	.18	.81
ADMINISTRATIVE	.52	.45	.16	.92	10	.52	.45	.16	.92
TOTAL OPER EXP	8.26	8.00	6.77	10.54	10	9.16	9.57	7.03	10.80
FIXED EXPENSES	3.67	3.87	2.33	5.05	10	3.67	3.87	2.33	5.05
TOTAL OPER+FIXED	11.94	12.44	9.34	15.59	10	12.83	12.58	10.07	15.59
LEASING EXP	.21	.07	.04	.44	4				
TOTAL PAYROLL	2.35	2.05	1.03	3.79	9				
TOTAL CONTRACT	1.73	1.79	.63	2.86	9				

AVG SQFT OFC TEN	111470	9	AVG OFFICE OCCUPANCY	98.1	9
AVG SQFT RET TEN	4819	6	AVG RETAIL OCCUPANCY	99.4	7
AVG SQFT OFC WORK	286	6	AVG RATE YR-END RENT	31.79	7
			RENTABLE GROSS SQFT	.79	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	2.04	8
PAYROLL	1.99	5
CONTRACT	.73	8
SUP MAT MISC	.13	6
TRASH REMOVAL	.09	6
REPR MAINT TOTAL	2.06	8
PAYROLL	.92	8
ELEVATOR	.26	7
HVAC	.14	6
ELECTRICAL	.15	8
STRUCT ROOF	.06	2
PLUMBING	.01	6
FIRE LIFE SFTY	.03	3
OTHER MAINT SUP	.56	8
UTILITIES TOTAL	3.49	8
ELECTRIC	2.66	8
GAS	.02	3
FUEL OIL	.01	3
PURCH STEAM	.52	7
PURCH CH WTR		
COAL		
WATER SEWER	.07	8
RDS GNDS SEC TOT	.36	6
RDS GNDS TOTAL	.27	2
RDS GNDS PAYRL		
RDS GNDS CONTR	.05	1
RDS GNDS OTHER	.49	1
SECURITY TOTAL	.36	6
SEC PAYROLL	.60	4
SEC CONTRACTS	.10	4
SEC OTHER	.08	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.31	8
PAYROLL	.22	8
MGMT FEES	.09	5
LEGAL FEES	.01	4
AUDIT FEES		
GEN OFC EXP	.07	5
OTHER ADM EXP	.03	5
FIXED EXP TOTAL	3.87	8
REAL ESTATE TAX	3.73	8
BUILDING INS	.19	7
PERS PROP TAX		
OTHER TAXES	.02	3
LEASING EXPENSES	.07	4
ADV PROMOTION		
COMM FEES	.05	4
TENANT ALTS	.37	2
BUY-OUTS		
TOTAL PAYROLL	1.77	8
CLEANING	1.99	5
REPAIR MAINT	.92	8
RDS GROUNDS		
SECURITY	.43	3
ADMINISTRATIVE	.22	8
TOTAL CONTRACTS	1.61	8
CLEANING	.73	8
REPAIR MAINT	.62	7
RDS GROUNDS	.05	1
SECURITY	.18	5
ADMINISTRATIVE	.09	5

U.S. PRIVATE SECTOR
FINANCIAL BUILDINGS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS 1,437,342 SQ.FT.					1,393,418 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	13.05	12.12	9.77	16.70
RETAIL AREA	13.34	13.83			2				
OTHER AREA									
TOTAL RENT	13.08	12.13	9.81	17.23	10				
MISCELLANEOUS	.39	.13	.04	1.17	7				
TOTAL INCOME	13.27	12.42	10.61	17.32	10				
EXPENSE									
CLEANING	.84	.79	.69	.92	18	.85	.83	.69	.95
REPAIR-MAINT	.76	.73	.54	1.06	18	.78	.75	.54	1.20
UTILITIES	2.73	2.11	1.64	2.66	18	2.76	2.11	1.76	2.68
RDS GNDS SEC	.53	.45	.18	1.13	14	.53	.45	.18	1.13
ADMINISTRATIVE	.66	.71	.43	1.14	18	.66	.71	.43	1.14
TOTAL OPER EXP	5.34	4.57	4.05	6.69	18	5.42	4.82	4.32	6.69
FIXED EXPENSES	1.86	1.49	1.07	2.20	18	1.86	1.49	1.07	2.20
TOTAL OPER+FIXED	7.21	6.29	5.60	7.93	18	7.28	6.60	5.86	7.93
LEASING EXP	.33	.13	.04	.47	7				
TOTAL PAYROLL	.57	.42	.21	1.32	7				
TOTAL CONTRACT	1.31	1.60	1.39	2.48	14				

AVG SQFT OFC TEN	6065	14	AVG OFFICE OCCUPANCY	97.2	14
AVG SQFT RET TEN	8785	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	271	10	AVG RATE YR-END RENT	15.18	11
			RENTABLE GROSS SQFT	.91	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	11
PAYROLL		
CONTRACT	.62	11
SUP MAT MISC	.03	6
TRASH REMOVAL	.06	7
REPR MAINT TOTAL	.71	11
PAYROLL	.19	6
ELEVATOR	.08	11
HVAC	.17	11
ELECTRICAL	.08	4
STRUCT ROOF	.47	5
PLUMBING	.01	7
FIRE LIFE SFTY	.00	1
OTHER MAINT SUP	.29	8
UTILITIES TOTAL	2.20	11
ELECTRIC	2.09	11
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.05	7
RDS GNDS SEC TOT	.57	11
RDS GNDS TOTAL	.15	11
RDS GNDS PAYRL		
RDS GNDS CONTR	.15	11
RDS GNDS OTHER	.01	2
SECURITY TOTAL	.42	5
SEC PAYROLL	.91	1
SEC CONTRACTS	.29	2
SEC OTHER	.01	4

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.52	11
PAYROLL	.13	3
MGMT FEES	.48	10
LEGAL FEES	.08	1
AUDIT FEES	.62	3
GEN OFC EXP	.03	3
OTHER ADM EXP	.03	7
FIXED EXP TOTAL	1.23	11
REAL ESTATE TAX	1.40	10
BUILDING INS	.08	11
PERS PROP TAX	.63	1
OTHER TAXES		
LEASING EXPENSES	.10	3
ADV PROMOTION	.04	3
COMM FEES	.05	3
TENANT ALTS	.01	3
BUY-OUTS		
TOTAL PAYROLL	.34	6
CLEANING		
REPAIR MAINT	.19	6
RDS GROUNDS		
SECURITY	.91	1
ADMINISTRATIVE	.13	3
TOTAL CONTRACTS	1.50	9
CLEANING	.62	9
REPAIR MAINT	.27	8
RDS GROUNDS	.14	9
SECURITY	.16	5
ADMINISTRATIVE	1.02	8

U.S. PRIVATE SECTOR
FINANCIAL BUILDINGS
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	344,288 SQ.FT.				312,024 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA					5	16.09	13.62	8.48	21.86
RETAIL AREA	13.34	13.83			2				
OTHER AREA									
TOTAL RENT	15.83	14.68	6.79	21.86	5				
MISCELLANEOUS	.57	.15	.10	1.17	4				
TOTAL INCOME	16.31	14.85	9.94	21.89	5				
EXPENSE									
CLEANING	.67	.69	.47	.88	5	.67	.69	.47	.88
REPAIR-MAINT	1.10	.74	.58	1.82	5	1.14	.78	.58	1.92
UTILITIES	2.38	2.27	2.09	2.68	5	2.38	2.27	2.09	2.68
RDS GNDS SEC	.48	.20	.12	.77	5	.48	.20	.12	.77
ADMINISTRATIVE	1.30	.84	.62	2.13	5	1.30	.84	.62	2.13
TOTAL OPER EXP	5.93	6.01	4.31	7.22	5	6.17	6.01	4.46	7.79
FIXED EXPENSES	3.38	1.73	.98	7.48	5	3.38	1.73	.98	7.47
TOTAL OPER+FIXED	9.29	8.73	6.13	14.35	5	9.52	8.73	6.27	14.92
LEASING EXP	.32	.10	.03	.80	5				
TOTAL PAYROLL	.98	1.12			3				
TOTAL CONTRACT	2.12	1.95	1.60	2.48	4				

AVG SQFT OFC TEN	4245	5	AVG OFFICE OCCUPANCY	93.9	5
AVG SQFT RET TEN	10755	2	AVG RETAIL OCCUPANCY	00.0	2
AVG SQFT OFC WORK	248	4	AVG RATE YR END RENT	16.78	5
			RENTABLE GROSS SQFT	.91	5

COMPONENT COSTS -TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.69	3
PAYROLL		
CONTRACT	.61	3
SUP MAT MISC	.03	2
TRASH REMOVAL	.04	3
REPR MAINT TOTAL	.78	3
PAYROLL	.15	2
ELEVATOR	.08	3
HVAC	.18	3
ELECTRICAL		
STRUCT ROOF	.47	1
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP	.38	3
UTILITIES TOTAL	2.27	3
ELECTRIC	2.21	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.06	3
RDS GNDS SEC TOT	.15	3
RDS GNDS TOTAL	.14	3
RDS GNDS PAYRL		
RDS GNDS CONTR	.14	3
RDS GNDS OTHER	.00	1
SECURITY TOTAL	1.08	1
SEC PAYROLL	.91	1
SEC CONTRACTS	.16	1
SEC OTHER	.01	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.73	3
PAYROLL	.09	2
MGMT FEES	.50	3
LEGAL FEES	.08	1
AUDIT FEES		
GEN OFC EXP	.03	3
OTHER ADM EXP	.06	2
FIXED EXP TOTAL	1.23	3
REAL ESTATE TAX	1.40	2
BUILDING INS	.08	3
PERS PROP TAX	.83	1
OTHER TAXES		
LEASING EXPENSES	.10	3
ADV PROMOTION	.04	3
COMM FEES	.05	3
TENANT ALTS	.01	3
BUY-OUTS		
TOTAL PAYROLL	.69	2
CLEANING		
REPAIR MAINT	.15	2
RDS GROUNDS		
SECURITY	.91	1
ADMINISTRATIVE	.09	2
TOTAL CONTRACTS	2.13	2
CLEANING	.62	2
REPAIR MAINT	.25	2
RDS GROUNDS	.11	2
SECURITY	.16	1
ADMINISTRATIVE	1.07	2

UNITED STATES PRIVATE SECTOR NATIONAL CROSS-TABULATIONS

LOCATION/SIZE ANALYSES 195
AGE/SIZE ANALYSES 201
AGE/HEIGHT ANALYSES 216

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1022 BLDS 313,204,874 SQ FT.					291,793,023 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					834	14.96	11.90	9.17	15.84
RETAIL AREA	15.84	13.43	8.31	21.78	480				
OTHER AREA	9.21	5.53	2.58	11.10	229				
TOTAL RENT	14.96	12.02	9.07	16.06	916				
MISCELLANEOUS	.80	.19	.05	.57	622				
TOTAL INCOME	15.56	12.45	9.34	16.31	916				
EXPENSE									
CLEANING	1.14	.81	.62	1.24	1022	1.21	.86	.65	1.34
REPAIR-MAINT	1.28	.99	.68	1.36	1022	1.38	1.05	.72	1.48
UTILITIES	1.86	1.66	1.25	2.10	1022	1.95	1.73	1.29	2.17
RDS GNDS SEC	.38	.26	.14	.44	958	.38	.26	.14	.44
ADMINISTRATIVE	.67	.61	.40	.89	1018	.67	.61	.40	.89
TOTAL OPER EXP	5.30	4.57	3.64	5.71	1022	5.63	4.83	3.86	6.12
FIXED EXPENSES	2.38	1.37	.81	2.30	1005	2.38	1.37	.81	2.30
TOTAL OPER+FIXED	7.57	6.12	4.88	7.92	1016	8.01	6.40	5.04	8.39
LEASING EXP	.89	.24	.07	.59	755				
TOTAL PAYROLL	1.24	.72	.44	1.33	799				
TOTAL CONTRACT	1.63	1.31	.88	1.93	813				

AVG SQFT OFC TEN	9568	952	AVG OFFICE OCCUPANCY	91.6	998
AVG SQFT RET TEN	3062	547	AVG RETAIL OCCUPANCY	90.9	578
AVG SQFT OFC WORK	254	767	AVG RATE YR-END RENT	17.43	906
			RENTABLE GROSS SQFT	.84	502

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	722	ADMIN TOTAL	.62	715
PAYROLL	.57	301	PAYROLL	.24	485
CONTRACT	.64	686	MGMT FEES	.37	526
SUP MAT MISC	.06	624	LEGAL FEES	.03	398
TRASH REMOVAL	.03	621	AUDIT FEES	.03	317
			GEN OFC EXP	.04	547
REPR MAINT TOTAL	1.04	712	OTHER ADM EXP	.04	495
PAYROLL	.44	590			
ELEVATOR	.19	661	FIXED EXP TOTAL	1.31	716
HVAC	.11	669	REAL ESTATE TAX	1.12	688
ELECTRICAL	.04	634	BUILDING INS	.12	691
STRUCT ROOF	.03	315	PERS PROP TAX	.01	158
PLUMBING	.01	559	OTHER TAXES	.02	211
FIRE LIFE SFTY	.02	307			
OTHER MAINT SUP	.17	693	LEASING EXPENSES	.27	549
			ADV PROMOTION	.02	322
UTILITIES TOTAL	1.64	714	COMM FEES	.12	382
ELECTRIC	1.33	711	TENANT ALTS	.30	363
GAS	.18	380	BUY-OUTS	.14	36
FUEL OIL	.05	89			
PURCH STEAM	.39	199	TOTAL PAYROLL	.80	580
PURCH CH WTR	.47	25	CLEANING	.57	273
COAL	.04	1	REPAIR MAINT	.44	511
WATER SEWER	.06	687	RDS GROUNDS	.04	96
			SECURITY	.23	228
RDS. GNDS. SEC TOT	.27	683	ADMINISTRATIVE	.23	424
RDS GNDS TOTAL	.04	460			
RDS GNDS PAYRL	.04	104	TOTAL CONTRACTS	1.45	567
RDS GNDS CONTR	.03	371	CLEANING	.63	545
RDS GNDS OTHER	.02	258	REPAIR MAINT	.29	503
SECURITY TOTAL	.25	649	RDS GROUNDS	.03	312
SEC PAYROLL	.23	283	SECURITY	.17	462
SEC CONTRACTS	.18	522	ADMINISTRATIVE	.38	444
SEC OTHER	.01	234			

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	89 BLDS 2,796,789 SQ.FT.					2,570,298 SQ.FT			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					81	11.55	10.45	7.44	14.10
RETAIL AREA	17.33	12.32	8.27	23.00	26				
OTHER AREA	3.94	5.00	.69	6.61	7				
TOTAL RENT	11.32	10.40	7.06	13.69	86				
MISCELLANEOUS	.37	.11	.04	.38	40				
TOTAL INCOME	11.52	10.48	7.10	14.33	86				
EXPENSE									
CLEANING	.80	.70	.55	.97	89	.86	.74	.58	1.10
REPAIR-MAINT	.95	.79	.54	1.19	89	1.01	.90	.59	1.26
UTILITIES	1.56	1.57	1.06	1.93	89	1.63	1.60	1.07	1.98
RDS GNDS SEC	.29	.16	.05	.34	75	.29	.16	.05	.34
ADMINISTRATIVE	.68	.61	.46	.65	88	.68	.61	.46	.65
TOTAL OPER EXP	4.25	3.96	3.29	4.95	89	4.51	4.21	3.48	5.32
FIXED EXPENSES	1.54	.97	.70	1.80	87	1.54	.97	.70	1.80
TOTAL OPER+FIXED	5.76	5.16	4.14	6.66	89	6.07	5.41	4.37	7.29
LEASING EXP	.69	.24	.06	.43	89				
TOTAL PAYROLL	.66	.43	.24	.73	43				
TOTAL CONTRACT	1.63	1.36	.82	2.11	55				

AVG SQFT OFC TEN	2336	84	AVG OFFICE OCCUPANCY	89.5	87
AVG SQFT RET TEN	2828	28	AVG RETAIL OCCUPANCY	93.4	31
AVG SQFT OFC WORK	231	68	AVG RATE YR-END RENT	13.26	82
			RENTABLE GROSS SQFT	.85	47

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	61	ADMIN TOTAL	.64	62
PAYROLL	.27	11	PAYROLL	.41	16
CONTRACT	.61	58	MGMT FEES	.51	51
SUP MAT MISC	.06	48	LEGAL FEES	.05	29
TRASH REMOVAL	.05	51	AUDIT FEES	.05	25
			GEN OFC EXP	.02	36
REPR MAINT TOTAL	.71	60	OTHER ADM EXP	.05	39
PAYROLL	.36	34			
ELEVATOR	.14	48	FIXED EXP TOTAL	.95	81
HVAC	.13	50	REAL ESTATE TAX	.75	57
ELECTRICAL	.04	50	BUILDING INS	.15	58
STRUCT ROOF	.07	24	PERS PROP TAX	.47	9
PLUMBING	.02	44	OTHER TAXES	.01	15
FIRE LIFE SFTY	.01	22			
OTHER MAINT SUP	.17	59	LEASING EXPENSES	.25	53
			ADV PROMOTION	.03	25
UTILITIES TOTAL	1.56	61	COMM FEES	.12	36
ELECTRIC	1.21	61	TENANT ALTS	.24	24
GAS	.22	39	BUY-OUTS	.70	2
FUEL OIL	.62	1			
PURCH STEAM	.60	9	TOTAL PAYROLL	.40	26
PURCH CH WTR			CLEANING	.17	8
COAL	.04	1	REPAIR MAINT	.32	25
WATER SEWER	.06	56	RDS GROUNDS	.01	1
			SECURITY	.31	2
RDS. GNDS. SEC TOT	.14	52	ADMINISTRATIVE	.40	11
RDS GNDS TOTAL	.08	36			
RDS. GNDS PAYRL	.01	1	TOTAL CONTRACTS	1.44	36
RDS. GNDS CONTR	.07	24	CLEANING	.63	34
RDS GNDS OTHER	.03	19	REPAIR MAINT	.22	33
SECURITY TOTAL	.13	38	RDS GROUNDS	.04	18
SEC PAYROLL	.06	7	SECURITY	.14	27
SEC CONTRACTS	.16	30	ADMINISTRATIVE	.58	30
SEC OTHER	.01	7			

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	112 BLDS 8,214,837 SQ.FT.					7,635,074 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					97	10.67	10.37	8.70	13.40
RETAIL AREA	14.04	14.05	8.08	20.86	42				
OTHER AREA	5.11	3.65	2.53	9.77	11				
TOTAL RENT	11.60	10.57	7.20	15.10	106				
MISCELLANEOUS	.47	.12	.02	.40	56				
TOTAL INCOME	11.85	10.60	7.20	15.46	106				
EXPENSE									
CLEANING	.89	.79	.60	1.01	112	.93	.80	.63	1.16
REPAIR-MAINT	.91	.77	.52	1.08	112	.95	.80	.55	1.14
UTILITIES	1.61	1.47	1.19	1.99	112	1.66	1.55	1.23	2.07
RDS. GNDS. SEC	.28	.19	.07	.39	105	.28	.19	.07	.39
ADMINISTRATIVE	.75	.63	.39	.91	111	.75	.63	.39	.91
TOTAL OPER EXP	4.42	4.16	3.23	5.35	112	4.62	4.28	3.47	5.44
FIXED EXPENSES	1.47	1.23	73	1.94	111	1.47	1.23	.73	1.94
TOTAL OPER+FIXED	5.88	5.54	4.28	6.96	112	6.10	5.72	4.55	7.51
LEASING EXP	.52	.20	.05	.62	76				
TOTAL PAYROLL	.90	.62	.31	1.20	74				
TOTAL CONTRACT	1.54	1.40	1.00	1.65	79				

AVG SQFT OFC TEN	3391	106	AVG OFFICE OCCUPANCY	88.4	110
AVG SQFT RET TEN	2729	48	AVG RETAIL OCCUPANCY	94.6	51
AVG SQFT OFC WORK	238	90	AVG RATE YR-END RENT	14.07	100
			RENTABLE GROSS SQFT	79	55

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	77
PAYROLL	.28	28
CONTRACT	.66	71
SUP MAT MISC	.06	63
TRASH REMOVAL	.04	61
REPR MAINT TOTAL	.61	76
PAYROLL	.34	57
ELEVATOR	.18	72
HVAC	.14	68
ELECTRICAL	.04	59
STRUCT ROOF	.02	32
PLUMBING	.02	52
FIRE LIFE SFTY	.01	34
OTHER MAINT SUP	.12	68
UTILITIES TOTAL	1.46	74
ELECTRIC	1.16	73
GAS	.21	42
FUEL OIL	.21	6
PURCH STEAM	.36	16
PURCH CH WTR	.78	1
COAL		
WATER SEWER	.07	69
RDS. GNDS. SEC TOT	.19	73
RDS. GNDS TOTAL	.03	45
RDS. GNDS PAYRL	.02	9
RDS. GNDS CONTR	.03	32
RDS. GNDS OTHER	.02	26
SECURITY TOTAL	.20	64
SEC PAYROLL	.18	23
SEC CONTRACTS	.15	47
SEC OTHER	.02	13

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.62	76
PAYROLL	.24	41
MGMT FEES	.44	60
LEGAL FEES	.04	29
AUDIT FEES	.04	23
GEN OFC EXP	.03	50
OTHER ADM EXP	.04	38
FIXED EXP TOTAL	1.17	77
REAL ESTATE TAX	1.02	74
BUILDING INS	.13	75
PERS PROP TAX	.01	12
OTHER TAXES	.04	15
LEASING EXPENSES	.23	55
ADV PROMOTION	.02	26
COMM FEES	.15	34
TENANT ALTS	.32	35
BUY OUTS		
TOTAL PAYROLL	.62	53
CLEANING	.27	21
REPAIR MAINT	.32	43
RDS GROUNDS	.02	6
SECURITY	.23	16
ADMINISTRATIVE	.28	34
TOTAL CONTRACTS	1.42	54
CLEANING	.69	51
REPAIR MAINT	.27	50
RDS GROUNDS	.02	25
SECURITY	.10	43
ADMINISTRATIVE	.37	43

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	341 BLDS 62,957,401 SQ.FT.					58,886,875 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					278	13.15	11.86	9.30	15.63
RETAIL AREA	16.70	15.74	9.81	24.61	147				
OTHER AREA	4.79	4.85	2.30	8.09	77				
TOTAL RENT	13.19	11.96	9.01	15.82	308				
MISCELLANEOUS	.47	.15	.03	.56	207				
TOTAL INCOME	13.51	12.37	9.35	16.13	308				
EXPENSE									
CLEANING	1.00	.78	.62	1.17	341	1.07	.83	.64	1.27
REPAIR-MAINT	1.14	1.08	.75	1.39	341	1.21	1.16	.77	1.55
UTILITIES	1.73	1.68	1.28	2.03	341	1.82	1.75	1.37	2.15
RDS. GNDS SEC	.33	.27	.15	.41	314	.33	.27	.15	.41
ADMINISTRATIVE	.74	.66	.41	.94	339	.74	.66	.41	.94
TOTAL OPER EXP	4.92	4.64	3.80	5.61	341	5.21	4.96	4.07	6.07
FIXED EXPENSES	1.75	1.24	.76	2.05	335	1.75	1.24	.76	2.05
TOTAL OPER+FIXED	6.63	6.11	4.98	7.48	341	6.96	6.34	5.21	7.86
LEASING EXP	.64	.20	.08	.61	246				
TOTAL PAYROLL	1.06	.72	.47	1.28	274				
TOTAL CONTRACT	1.54	1.27	.86	1.86	278				

AVG SQFT OFC TEN	5273	319	AVG OFFICE OCCUPANCY	91.7	334
AVG SQFT RET TEN	2541	171	AVG RETAIL OCCUPANCY	94.2	178
AVG SQFT OFC WORK	238	247	AVG RATE YR-END RENT	16.65	301
			RENTABLE GROSS SQFT	.78	151

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.82	228
PAYROLL	.55	81
CONTRACT	.62	218
SUP MAT MISC	.06	200
TRASH REMOVAL	.03	205
REPR MAINT TOTAL	1.16	226
PAYROLL	.46	196
ELEVATOR	.17	224
HVAC	.12	215
ELECTRICAL	.04	200
STRUCT ROOF	.03	89
PLUMBING	.01	175
FIRE LIFE SFTY	.02	107
OTHER MAINT SUP	.17	224
UTILITIES TOTAL	1.68	226
ELECTRIC	1.38	226
GAS	.17	125
FUEL OIL	.09	23
PURCH STEAM	.42	63
PURCH CH WTR	.34	4
COAL		
WATER SEWER	.06	219
RDS. GNDS. SEC TOT	.28	215
RDS. GNDS TOTAL	.04	128
RDS. GNDS PAYRL	.04	26
RDS. GNDS CONTR	.03	104
RDS. GNDS OTHER	.01	54
SECURITY TOTAL	.24	212
SEC PAYROLL	.22	81
SEC CONTRACTS	.18	173
SEC OTHER	.01	63

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.66	227
PAYROLL	.29	146
MGMT FEES	.40	169
LEGAL FEES	.03	128
AUDIT FEES	.04	100
GEN OFC EXP	.05	180
OTHER ADM EXP	.03	184
FIXED EXP TOTAL	1.15	228
REAL ESTATE TAX	.95	220
BUILDING INS	.12	221
PERS PROP TAX	.00	58
OTHER TAXES	.02	76
LEASING EXPENSES	.29	166
ADV PROMOTION	.02	107
COMM FEES	.10	127
TENANT ALTS	.29	116
BUY-OUTS	.20	7
TOTAL PAYROLL	.80	176
CLEANING	.50	73
REPAIR MAINT	.47	168
RDS. GROUNDS	.07	24
SECURITY	.24	61
ADMINISTRATIVE	.29	125
TOTAL CONTRACTS	1.45	182
CLEANING	.64	177
REPAIR MAINT	.29	165
RDS. GROUNDS	.03	89
SECURITY	.16	152
ADMINISTRATIVE	.43	140

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	170 BLDS 72,570,600 SQ.FT.					68,265,813 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					139	14.47	12.87	10.32	16.52
RETAIL AREA	12.35	10.76	5.67	19.53	90				
OTHER AREA	7.72	6.64	1.29	19.62	45				
TOTAL RENT	14.25	12.66	10.22	16.32	151				
MISCELLANEOUS	.48	.20	.06	.58	112				
TOTAL INCOME	14.81	12.92	10.51	16.71	151				
EXPENSE									
CLEANING	1.03	.88	.62	1.34	170	1.08	.92	.70	1.42
REPAIR-MAINT	1.15	1.01	.73	1.38	170	1.21	1.05	.78	1.49
UTILITIES	1.82	1.75	1.28	2.20	170	1.90	1.81	1.31	2.33
RDS GNDS SEC	.36	.28	.19	.49	163	.36	.28	.19	.49
ADMINISTRATIVE	.66	.62	.42	.87	170	.66	.62	.42	.87
TOTAL OPER EXP	5.00	4.81	3.79	6.01	170	5.26	5.02	4.09	6.37
FIXED EXPENSES	1.87	1.54	.92	2.39	169	1.87	1.54	.92	2.39
TOTAL OPER+FIXED	6.85	6.57	5.30	8.11	170	7.14	6.92	5.47	8.50
LEASING EXP	.73	.26	.09	.68	127				
TOTAL PAYROLL	1.16	.60	.48	1.69	143				
TOTAL CONTRACT	1.43	1.27	.76	1.96	141				

AVG SQFT OFC TEN	10808	159	AVG OFFICE OCCUPANCY	89.8	168
AVG SQFT RET TEN	2833	112	AVG RETAIL OCCUPANCY	88.3	120
AVG SQFT OFC WORK	242	143	AVG RATE YR END RENT	19.79	154
			RENTABLE GROSS SQFT	.86	76

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.96	121	ADMIN TOTAL	.64	117
PAYROLL	.81	50	PAYROLL	.23	93
CONTRACT	.87	117	MGMT FEES	.35	84
SUP MAT MISC	.05	102	LEGAL FEES	.03	71
TRASH REMOVAL	.03	101	AUDIT FEES	.03	55
			GEN OFC EXP	.05	102
REPR MAINT TOTAL	1.07	121	OTHER ADM EXP	.05	78
PAYROLL	.50	101			
ELEVATOR	.22	119	FIXED EXP TOTAL	1.54	121
HVAC	.09	117	REAL ESTATE TAX	1.41	118
ELECTRICAL	.03	112	BUILDING INS	.11	116
STRUCT ROOF	.04	37	PERS PROP TAX	.01	25
PLUMBING	.01	89	OTHER TAXES	.03	43
FIRE LIFE SFTY	.02	56			
OTHER MAINT SUP	.16	115	LEASING EXPENSES	.37	95
			ADV PROMOTION	.02	63
UTILITIES TOTAL	1.77	121	COMM FEES	.15	64
ELECTRIC	1.34	119	TENANT ALTS	.34	64
GAS	.15	54	BUY-OUTS	.08	14
FUEL OIL	.02	13			
PURCH STEAM	.35	46	TOTAL PAYROLL	.86	103
PURCH CH WTR	.47	10	CLEANING	.79	47
COAL			REPAIR MAINT	.50	92
WATER SEWER	.05	119	RDS GROUNDS	.04	20
			SECURITY	.22	52
RDS GNDS SEC TOT	.30	116	ADMINISTRATIVE	.23	84
RDS GNDS TOTAL	.04	80			
RDS GNDS PAYRL	.04	16	TOTAL CONTRACTS	1.56	103
RDS GNDS CONTR	.03	69	CLEANING	.66	101
RDS GNDS OTHER	.01	41	REPAIR MAINT	.33	94
SECURITY TOTAL	.27	114	RDS GROUNDS	.03	64
SEC PAYROLL	.24	61	SECURITY	.20	86
SEC CONTRACTS	.16	91	ADMINISTRATIVE	.37	80
SEC OTHER	.01	44			

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	122 BLDS 122,348,913 SQ.FT.					114,372,919 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					88	16.31	14.50	11.19	20.46
RETAIL AREA	13.81	13.33	7.56	22.16	73				
OTHER AREA	15.40	8.35	4.98	32.35	38				
TOTAL RENT	16.38	14.90	11.26	20.36	103				
MISCELLANEOUS	.98	.35	.12	.80	79				
TOTAL INCOME	17.12	15.74	11.98	21.53	103				
EXPENSE									
CLEANING	1.16	1.00	.70	1.47	122	1.24	1.10	.73	1.56
REPAIR-MAINT	1.26	1.11	.75	1.56	122	1.34	1.17	.80	1.63
UTILITIES	1.92	1.73	1.26	2.34	122	2.02	1.84	1.27	2.49
RDS GNDS SEC	.35	.29	.18	.47	119	.35	.29	.18	.47
ADMINISTRATIVE	.59	.51	.30	.77	122	.59	.51	.30	.77
TOTAL OPER EXP	5.27	4.97	3.92	6.18	122	5.59	5.26	4.11	6.71
FIXED EXPENSES	3.17	2.58	1.39	4.29	119	3.17	2.58	1.39	4.29
TOTAL OPER+FIXED	8.36	7.63	5.29	10.21	122	8.74	8.04	5.60	10.52
LEASING EXP	.75	.24	.08	.67	90				
TOTAL PAYROLL	1.16	.60	.48	1.39	101				
TOTAL CONTRACT	1.63	1.36	.91	1.95	100				

AVG SQFT OFC TEN	20335	112	AVG OFFICE OCCUPANCY	91.7	115
AVG SQFT RET TEN	3498	90	AVG RETAIL OCCUPANCY	87.1	98
AVG SQFT OFC WORK	260	96	AVG RATE YR-END RENT	22.80	106
			RENTABLE GROSS SQFT	.83	80

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.00	96	ADMIN TOTAL	.53	96
PAYROLL	.69	44	PAYROLL	.17	86
CONTRACT	.84	94	MGMT FEES	.25	69
SUP MAT MISC	.06	88	LEGAL FEES	.02	60
TRASH REMOVAL	.03	89	AUDIT FEES	.01	54
			GEN OFC EXP	.05	86
REPR MAINT TOTAL	1.11	96	OTHER ADM EXP	.03	77
PAYROLL	.42	86			
ELEVATOR	.23	93	FIXED EXP TOTAL	1.87	94
HVAC	.09	90	REAL ESTATE TAX	1.68	92
ELECTRICAL	.04	90	BUILDING INS	.10	88
STRUCT ROOF	.02	57	PERS PROP TAX	.00	18
PLUMBING	.01	84	OTHER TAXES	.02	27
FIRE LIFE SFTY	.01	49			
OTHER MAINT SUP	.18	94	LEASING EXPENSES	.23	72
			ADV PROMOTION	.01	45
UTILITIES TOTAL	1.56	95	COMM FEES	.11	53
ELECTRIC	1.37	95	TENANT ALTS	.36	43
GAS	.10	48	BUY-OUTS	.26	10
FUEL OIL	.02	12			
PURCH STEAM	.40	26	TOTAL PAYROLL	.89	83
PURCH CH WTR	.17	3	CLEANING	.71	41
COAL			REPAIR MAINT	.42	77
WATER SEWER	.05	93	RDS GROUNDS	.06	8
			SECURITY	.22	35
RDS GNDS SEC TOT	.31	94	ADMINISTRATIVE	.17	77
RDS GNDS TOTAL	.04	70			
RDS GNDS PAYRL	.06	8	TOTAL CONTRACTS	1.34	81
RDS GNDS CONTR	.03	66	CLEANING	.59	80
RDS GNDS OTHER	.03	33	REPAIR MAINT	.31	69
SECURITY TOTAL	.26	92	RDS GROUNDS	.03	58
SEC PAYROLL	.23	39	SECURITY	.18	67
SEC CONTRACTS	.18	78	ADMINISTRATIVE	.23	68
SEC OTHER	.01	41			

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1264 BLDS 124,182,652 SQ.FT.					121,638,124 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1174	12.49	11.55	9.24	14.03
RETAIL AREA	10.87	11.05	6.60	15.58	165				
OTHER AREA	12.81	7.92	4.46	12.74	50				
TOTAL RENT	12.47	11.54	9.34	14.17	1194				
MISCELLANEOUS	.33	.09	.02	.28	795				
TOTAL INCOME	12.72	11.70	9.45	14.44	1194				
EXPENSE									
CLEANING	.66	.64	.51	.77	1264	.67	.64	.51	.78
REPAIR-MAINT	.84	.67	.47	.98	1264	.85	.67	.47	.97
UTILITIES	1.61	1.58	1.26	1.92	1264	1.62	1.58	1.26	1.94
RDS GNDS/SEC	.38	.29	.18	.43	1221	.38	.29	.18	.43
ADMINISTRATIVE	.70	.61	.45	.85	1255	.70	.61	.45	.85
TOTAL OPER EXP	4.18	3.94	3.34	4.68	1264	4.23	3.96	3.34	4.75
FIXED EXPENSES	1.65	1.24	.91	1.63	1240	1.65	1.24	.91	1.63
TOTAL OPER+FIXED	5.79	5.26	4.46	6.20	1264	5.84	5.32	4.46	6.29
LEASING EXP	.78	.28	.10	.66	974				
TOTAL PAYROLL	.58	.40	.25	.68	885				
TOTAL CONTRACT	1.44	1.31	1.02	1.76	1007				

AVG SQFT OFC TEN	5440	1200	AVG OFFICE OCCUPANCY	86.9	1226
AVG SQFT RET TEN	3217	152	AVG RETAIL OCCUPANCY	90.9	156
AVG SQFT OFC WORK	269	822	AVG RATE YR-END RENT	14.87	1169
			RENTABLE GROSS SQFT	.89	658

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	772
PAYROLL	.26	142
CONTRACT	.54	735
SUP MAT MISC	.05	598
TRASH REMOVAL	.03	710
REPR MAINT TOTAL	.65	766
PAYROLL	.24	538
ELEVATOR	.08	643
HVAC	.12	746
ELECTRICAL	.03	653
STRUCT ROOF	.02	444
PLUMBING	.01	613
FIRE LIFE SFTY	.01	337
OTHER MAINT SUP	.15	726
UTILITIES TOTAL	1.55	771
ELECTRIC	1.41	769
GAS	.13	335
FUEL OIL	.02	29
PURCH STEAM	.34	6
PURCH CH WTR	.72	14
COAL	.02	4
WATER SEWER	.05	749
RDS. GNDS. SEC TOT	.29	754
RDS GNDS TOTAL	.19	732
RDS GNDS PAYRL	.09	136
RDS GNDS CONTR	.13	646
RDS. GNDS OTHER	.04	463
SECURITY TOTAL	.11	619
SEC PAYROLL	.10	75
SEC CONTRACTS	.10	559
SEC OTHER	.02	139

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.60	764
PAYROLL	.28	422
MGMT FEES	.45	691
LEGAL FEES	.02	389
AUDIT FEES	.03	243
GEN OFC EXP	.04	509
OTHER ADM EXP	.02	472
FIXED EXP TOTAL	1.24	760
REAL ESTATE TAX	1.10	746
BUILDING INS	.10	716
PERS PROP TAX	.00	100
OTHER TAXES	.03	150
LEASING EXPENSES	.35	612
ADV PROMOTION	.03	432
COMM FEES	.21	488
TENANT ALTS	.32	437
BUY-OUTS	.17	43
TOTAL PAYROLL	.40	546
CLEANING	.14	117
REPAIR MAINT	.24	470
RDS GROUNDS	.09	131
SECURITY	.11	51
ADMINISTRATIVE	.26	345
TOTAL CONTRACTS	1.47	607
CLEANING	.54	594
REPAIR MAINT	.23	548
RDS GROUNDS	.14	538
SECURITY	.10	499
ADMINISTRATIVE	.48	569

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	188 BLDS 5,472,271 SQ.FT.					5,441,347 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					172	11.06	11.10	8.54	13.11
RETAIL AREA	8.27	7.28			2				
OTHER AREA	12.16	12.16			1				
TOTAL RENT	11.06	11.01	8.49	13.15	174				
MISCELLANEOUS	.24	.08	.01	.27	77				
TOTAL INCOME	11.17	11.10	8.56	13.34	174				
EXPENSE									
CLEANING	.68	.67	.51	.84	188	.68	.67	.50	.86
REPAIR-MAINT	.73	.60	.39	.91	188	.72	.60	.39	.94
UTILITIES	1.63	1.61	1.28	2.07	188	1.62	1.61	1.22	2.06
RDS GNDS SEC	.32	.28	.17	.42	174	.32	.28	.17	.42
ADMINISTRATIVE	.64	.56	.40	.79	187	.64	.56	.40	.79
TOTAL OPER EXP	3.98	3.89	3.12	4.70	188	3.96	3.90	3.12	4.71
FIXED EXPENSES	1.32	1.12	.76	1.54	181	1.32	1.12	.76	1.54
TOTAL OPER+FIXED	5.26	5.06	4.04	6.28	188	5.32	5.03	4.03	6.31
LEASING EXP	.63	.26	.12	.65	123				
TOTAL PAYROLL	.54	.30	.16	.50	91				
TOTAL CONTRACT	1.68	1.50	1.09	2.00	130				

AVG SQFT OFC TEN	2331	175	AVG OFFICE OCCUPANCY	89.0	177
AVG SQFT RET TEN	2376	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	226	134	AVG RATE YR-END RENT	13.16	167
			RENTABLE GROSS SQFT	.87	99

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.67	122
PAYROLL	.59	14
CONTRACT	.58	115
SUP MAT MISC	.06	81
TRASH REMOVAL	.04	104
REPR MAINT TOTAL	.57	120
PAYROLL	.19	57
ELEVATOR	.07	76
HVAC	.13	114
ELECTRICAL	.05	93
STRUCT ROOF	.04	48
PLUMBING	.01	78
FIRE LIFE SFTY	.01	30
OTHER MAINT SUP	.17	118
UTILITIES TOTAL	1.61	123
ELECTRIC	1.40	121
GAS	.22	61
FUEL OIL	.23	3
PURCH STEAM	.96	2
PURCH CH WTR	.77	3
COAL	.03	2
WATER SEWER	.05	116
RDS. GNDS. SEC TOT	.28	116
RDS GNDS TOTAL	.22	112
RDS GNDS PAYRL	.18	5
RDS. GNDS CONTR	.18	100
RDS. GNDS OTHER	.06	62
SECURITY TOTAL	.08	64
SEC PAYROLL	.01	4
SEC CONTRACTS	.07	59
SEC OTHER	.03	6

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.53	121
PAYROLL	.36	30
MGMT FEES	.51	104
LEGAL FEES	.02	44
AUDIT FEES	.03	40
GEN OFC EXP	.04	60
OTHER ADM EXP	.02	59
FIXED EXP TOTAL	1.08	119
REAL ESTATE TAX	.96	116
BUILDING INS	.11	115
PERS PROP TAX	.07	6
OTHER TAXES	.03	16
LEASING EXPENSES	.29	90
ADV PROMOTION	.04	50
COMM FEES	.15	61
TENANT ALTS	.29	56
BUY-OUTS	.18	3
TOTAL PAYROLL	.32	67
CLEANING	.17	12
REPAIR MAINT	.19	49
RDS GROUNDS	.17	8
SECURITY	.10	3
ADMINISTRATIVE	.36	27
TOTAL CONTRACTS	1.56	89
CLEANING	.57	66
REPAIR MAINT	.21	80
RDS GROUNDS	.20	78
SECURITY	.08	49
ADMINISTRATIVE	.51	82

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	215 BLDS 15,866,362 SQ.FT.					15,630,259 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					210	11.84	11.67	9.52	13.91
RETAIL AREA	13.26	12.05	8.53	16.82	19				
OTHER AREA	7.92	7.92			1				
TOTAL RENT	11.93	11.69	9.66	14.01	212				
MISCELLANEOUS	.28	.08	.02	.20	139				
TOTAL INCOME	12.11	11.84	9.69	14.26	212				
EXPENSE									
CLEANING	.63	.63	.52	.77	215	.63	.64	.52	.77
REPAIR-MAINT	.72	.62	.45	.84	215	.72	.63	.45	.87
UTILITIES	1.66	1.64	1.31	1.96	215	1.66	1.65	1.31	1.96
RDS GNDS SEC	.31	.27	.16	.38	211	.31	.27	.16	.38
ADMINISTRATIVE	.69	.58	.44	.83	214	.69	.58	.44	.83
TOTAL OPER EXP	4.01	3.90	3.27	4.61	215	4.02	3.90	3.32	4.75
FIXED EXPENSES	1.36	1.19	.82	1.56	208	1.36	1.19	.82	1.56
TOTAL OPER+FIXED	5.32	5.19	4.45	5.96	215	5.37	5.23	4.45	6.05
LEASING EXP	.46	.22	.08	.53	180				
TOTAL PAYROLL	.46	.35	.23	.63	150				
TOTAL CONTRACT	1.42	1.36	1.08	1.66	173				

AVG SQFT OFC TEN	4278	200	AVG OFFICE OCCUPANCY	87.5	205
AVG SQFT RET TEN	2616	19	AVG RETAIL OCCUPANCY	97.8	19
AVG SQFT OFC WORK	236	129	AVG RATE YR END RENT	14.40	202
			RENTABLE GROSS SQFT	.90	118

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.63	143
PAYROLL	.33	23
CONTRACT	.53	139
SUP MAT MISC	.05	119
TRASH REMOVAL	.03	135
REPR MAINT TOTAL	.64	141
PAYROLL	.25	97
ELEVATOR	.06	131
HVAC	.13	139
ELECTRICAL	.03	122
STRUCT ROOF	.02	75
PLUMBING	.01	105
FIRE LIFE SFTY	.01	62
OTHER MAINT SUP	.15	140
UTILITIES TOTAL	1.63	142
ELECTRIC	1.46	142
GAS	.17	55
FUEL OIL	.06	6
PURCH STEAM		
PURCH CH WTR		
COAL	.02	1
WATER SEWER	.05	137
RDS GNDS SEC TOT	.28	141
RDS GNDS TOTAL	.18	140
RDS GNDS PAYRL	.08	18
RDS GNDS CONTR	.13	128
RDS GNDS OTHER	.03	93
SECURITY TOTAL	.08	125
SEC PAYROLL	.08	20
SEC CONTRACTS	.07	106
SEC OTHER	.01	34

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.57	143
PAYROLL	.28	49
MGMT FEES	.49	132
LEGAL FEES	.02	66
AUDIT FEES	.04	42
GEN OFC EXP	.03	63
OTHER ADM EXP	.02	76
FIXED EXP TOTAL	1.16	140
REAL ESTATE TAX	1.06	137
BUILDING INS	.10	139
PERS PROP TAX	.00	16
OTHER TAXES	.02	23
LEASING EXPENSES	.26	122
ADV PROMOTION	.02	64
COMM FEES	.20	84
TENANT ALTS	.20	66
BUY-OUTS	.22	8
TOTAL PAYROLL	.36	97
CLEANING	.27	20
REPAIR MAINT	.25	81
RDS GROUNDS	.08	15
SECURITY	.09	13
ADMINISTRATIVE	.28	41
TOTAL CONTRACTS	1.49	117
CLEANING	.55	115
REPAIR MAINT	.23	110
RDS GROUNDS	.13	108
SECURITY	.08	96
ADMINISTRATIVE	.51	114

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	242 BLDS 40,109,212 SQ.FT.					39,390,909 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					232	12.86	12.40	9.60	15.16
RETAIL AREA	11.06	11.90	6.73	16.81	41				
OTHER AREA	7.34	6.48	4.13	9.27	19				
TOTAL RENT	12.87	12.40	9.65	15.58	234				
MISCELLANEOUS	.34	.09	.03	.30	173				
TOTAL INCOME	13.12	12.58	9.87	15.69	234				
EXPENSE									
CLEANING	.65	.64	.52	.76	242	.65	.64	.52	.77
REPAIR MAINT	.81	.67	.50	.97	242	.81	.67	.50	.99
UTILITIES	1.54	1.53	1.25	1.80	242	1.54	1.55	1.26	1.83
RDS GNDS SEC	.37	.31	.20	.46	238	.37	.31	.20	.46
ADMINISTRATIVE	.78	.67	.52	.93	241	.78	.67	.52	.93
TOTAL OPER EXP	4.14	3.96	3.45	4.63	242	4.17	4.01	3.44	4.66
FIXED EXPENSES	1.46	1.34	1.06	1.70	238	1.46	1.34	1.06	1.70
TOTAL OPER+FIXED	5.58	5.39	4.71	6.24	242	5.61	5.44	4.73	6.31
LEASING EXP	.91	.32	.09	.85	193				
TOTAL PAYROLL	.54	.47	.30	.67	195				
TOTAL CONTRACT	1.43	1.28	1.05	1.72	198				

AVG SQFT OFC TEN	5609	232	AVG OFFICE OCCUPANCY	87.1	237
AVG SQFT RET TEN	2964	42	AVG RETAIL OCCUPANCY	94.4	44
AVG SQFT OFC WORK	266	154	AVG RATE YR-END RENT	16.10	223
			RENTABLE GROSS SQFT	.88	125

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	158
PAYROLL	.10	32
CONTRACT	.53	153
SUP MAT MISC	.05	132
TRASH REMOVAL	.03	144
REPR MAINT TOTAL	.66	156
PAYROLL	.24	122
ELEVATOR	.08	154
HVAC	.10	149
ELECTRICAL	.03	134
STRUCT ROOF	.02	79
PLUMBING	.01	125
FIRE LIFE SFTY	.01	86
OTHER MAINT SUP	.13	154
UTILITIES TOTAL	1.54	158
ELECTRIC	1.41	158
GAS	.10	87
FUEL OIL	.01	6
PURCH STEAM	.05	1
PURCH CH WTR	.59	5
COAL	.02	1
WATER SEWER	.05	157
RDS GNDS SEC TOT	.34	155
RDS GNDS TOTAL	.15	150
RDS GNDS PAYRL	.09	16
RDS GNDS CONTR	.13	134
RDS GNDS OTHER	.02	89
SECURITY TOTAL	.17	152
SEC PAYROLL	.13	20
SEC CONTRACTS	.15	139
SEC OTHER	.02	37

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.66	157
PAYROLL	.27	100
MGMT FEES	.45	141
LEGAL FEES	.03	91
AUDIT FEES	.02	62
GEN OFC EXP	.05	122
OTHER ADM EXP	.03	104
FIXED EXP TOTAL	1.35	154
REAL ESTATE TAX	1.21	152
BUILDING INS	.09	149
PERS PROP TAX	.00	29
OTHER TAXES	.03	31
LEASING EXPENSES	.49	121
ADV PROMOTION	.04	79
COMM/FEES	.23	98
TENANT ALTS	.44	76
BUY-OUTS	.32	12
TOTAL PAYROLL	.47	127
CLEANING	.09	26
REPAIR MAINT	.23	113
RDS GROUNDS	.09	17
SECURITY	.15	17
ADMINISTRATIVE	.26	90
TOTAL CONTRACTS	1.41	132
CLEANING	.54	129
REPAIR MAINT	.21	126
RDS GROUNDS	.13	116
SECURITY	.15	124
ADMINISTRATIVE	.46	125

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	50 BLDS 20,354,954 SQ.FT.					19,564,904 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					43	11.97	11.83	9.71	13.38
RETAIL AREA	9.48	6.98	3.55	11.16	17				
OTHER AREA	12.16	15.09	3.93	47.78	8				
TOTAL RENT	11.92	11.75	9.91	13.05	44				
MISCELLANEOUS	.42	.11	.03	.65	34				
TOTAL INCOME	12.24	11.91	10.50	13.23	44				
EXPENSE									
CLEANING	.68	.62	.50	.84	50	.70	.66	.52	.86
REPAIR-MAINT	.89	.82	.55	1.02	50	.91	.86	.57	1.07
UTILITIES	1.62	1.34	1.18	2.17	50	1.66	1.34	1.24	2.18
RDS GNDS, SEC	.42	.31	.20	.54	50	.42	.31	.20	.54
ADMINISTRATIVE	.67	.65	.41	.88	50	.67	.65	.41	.88
TOTAL OPER EXP	4.28	4.27	3.39	4.70	50	4.41	4.43	3.50	4.87
FIXED EXPENSES	1.53	1.41	1.15	1.62	50	1.53	1.41	1.15	1.62
TOTAL OPER+FIXED	5.80	5.57	4.60	6.33	50	5.94	5.78	4.64	6.38
LEASING EXP	.90	.43	.07	1.52	35				
TOTAL PAYROLL	.73	.46	.37	.82	42				
TOTAL CONTRACT	1.30	1.21	.83	1.68	41				

AVG SQFT OFC TEN	10044	49	AVG OFFICE OCCUPANCY	84.5	49
AVG SQFT RET TEN	3651	17	AVG RETAIL OCCUPANCY	90.3	17
AVG SQFT OFC WORK	282	35	AVG RATE YR END RENT	16.05	44
			RENTABLE GROSS SQFT	.90	27

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.59	32
PAYROLL	.36	12
CONTRACT	.48	30
SUP MAT MISC	.06	26
TRASH REMOVAL	.02	30
REPR MAINT TOTAL	.80	32
PAYROLL	.26	22
ELEVATOR	.18	32
HVAC	.10	32
ELECTRICAL	.03	26
STRUCT ROOF	.02	19
PLUMBING	.02	27
FIRE LIFE SFTY	.02	19
OTHER MAINT SUP	.16	31
UTILITIES TOTAL	1.34	31
ELECTRIC	1.19	31
GAS	.04	15
FUEL OIL	.02	3
PURCH STEAM		
PURCH CH WTR	.89	2
COAL		
WATER SEWER	.06	29
RDS GNDS SEC TOT	.30	32
RDS GNDS TOTAL	.11	28
RDS GNDS PAYRL	.07	9
RDS GNDS CONTR	.06	22
RDS GNDS OTHER	.06	17
SECURITY TOTAL	.22	32
SEC PAYROLL	.17	10
SEC CONTRACTS	.18	27
SEC OTHER	.02	8

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.64	32
PAYROLL	.20	25
MGMT FEES	.37	24
LEGAL FEES	.02	22
AUDIT FEES	.04	16
GEN OFC EXP	.06	29
OTHER ADM EXP	.03	23
FIXED EXP TOTAL	1.41	32
REAL ESTATE TAX	1.35	30
BUILDING INS	.08	29
PERS PROP TAX	.00	10
OTHER TAXES	.02	3
LEASING EXPENSES	.80	22
ADV PROMOTION	.04	14
COMM FEES	.23	20
TENANT ALTS	.47	20
BUY-OUTS	.58	2
TOTAL PAYROLL	.89	27
CLEANING	.36	12
REPAIR MAINT	.26	21
RDS GROUNDS	.09	9
SECURITY	.11	5
ADMINISTRATIVE	.19	23
TOTAL CONTRACTS	1.39	26
CLEANING	.47	25
REPAIR MAINT	.28	21
RDS GROUNDS	.07	19
SECURITY	.20	22
ADMINISTRATIVE	.43	21

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN MORE THAN 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 8,556,367 SQ.FT.					8,386,302 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	17.70	10.81	9.41	29.73
RETAIL AREA	18.35	21.27			3				
OTHER AREA	38.00	38.00			1				
TOTAL RENT	16.89	10.92	9.40	29.73	6				
MISCELLANEOUS	.16	.12	.08	.20	4				
TOTAL INCOME	17.01	10.93	9.52	29.87	6				
EXPENSE									
CLEANING	.60	.64	.42	.81	9	.61	.64	.42	.84
REPAIR-MAINT	.96	.85	.44	1.20	9	.98	.85	.44	1.31
UTILITIES	1.71	1.77	1.22	2.42	9	1.73	1.77	1.22	2.46
RDS GNDS SEC	.48	.46	.34	.62	9	.48	.46	.34	.62
ADMINISTRATIVE	.40	.34	.28	.50	9	.40	.34	.28	.50
TOTAL OPER EXP	4.14	3.86	3.57	4.55	9	4.22	3.86	3.59	4.73
FIXED EXPENSES	1.64	1.62	1.47	1.78	8	1.64	1.62	1.47	1.78
TOTAL OPER+FIXED	5.67	5.64	5.22	6.07	9	5.57	5.66	5.24	6.21
LEASING EXP	.26	.18	.09	.49	5				
TOTAL PAYROLL	.67	.54	.35	.77	6				
TOTAL CONTRACT	1.25	1.20	1.17	1.33	6				

AVG SQFT OFC TEN	89239	9	AVG OFFICE OCCUPANCY	86.2	9
AVG SQFT RET TEN	4106	5	AVG RETAIL OCCUPANCY	99.9	5
AVG SQFT OFC WORK	345	9	AVG RATE YR-END RENT	19.80	7
			RENTABLE GROSS SQFT	.91	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	5
PAYROLL	.06	2
CONTRACT	.60	5
SUP MAT MISC	.05	5
TRASH REMOVAL	.02	3
REPR MAINT TOTAL	.85	5
PAYROLL	.27	5
ELEVATOR	.18	5
HVAC	.15	2
ELECTRICAL	.04	3
STRUCT ROOF	.09	2
PLUMBING	.04	3
FIRE LIFE SFTY	.04	1
OTHER MAINT SUP	.10	4
UTILITIES TOTAL	1.57	5
ELECTRIC	1.09	5
GAS	.05	3
FUEL OIL	.02	1
PURCH STEAM		
PURCH CH WTR	1.25	2
COAL		
WATER SEWER	.07	5
RDS. GNDS. SEC TOT	.46	5
RDS. GNDS TOTAL	.12	5
RDS. GNDS PAYRL	.09	3
RDS. GNDS CONTR	.07	3
RDS. GNDS OTHER	.04	3
SECURITY TOTAL	.39	4
SEC PAYROLL	.49	1
SEC CONTRACTS	.34	4
SEC OTHER	.04	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.34	5
PAYROLL	.09	5
MGMT FEES	.23	3
LEGAL FEES	.07	2
AUDIT FEES		
GEN OFC EXP	.03	4
OTHER ADM EXP	.03	2
FIXED EXP TOTAL	1.61	5
REAL ESTATE TAX	1.56	5
BUILDING INS	.07	4
PERS PROP TAX	.74	1
OTHER TAXES	.13	2
LEASING EXPENSES	.46	3
ADV PROMOTION	.07	1
COMM FEES	.21	3
TENANT ALTS	.13	2
BUY-OUTS		
TOTAL PAYROLL	.41	5
CLEANING	.06	2
REPAIR MAINT	.27	5
RDS GROUNDS	.09	3
SECURITY	.49	1
ADMINISTRATIVE	.09	5
TOTAL CONTRACTS	1.30	5
CLEANING	.63	5
REPAIR MAINT	.23	5
RDS GROUNDS	.06	4
SECURITY	.36	4
ADMINISTRATIVE	.27	4

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	752 BLDS 157,148,017 SQ.FT.					151,049,796 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					679	15.25	12.56	10.21	15.79
RETAIL AREA	14.65	14.97	8.75	21.76	155				
OTHER AREA	11.44	7.39	4.47	18.38	53				
TOTAL RENT	15.11	12.58	10.18	15.66	707				
MISCELLANEOUS	.47	.13	.03	.38	429				
TOTAL INCOME	15.44	12.84	10.35	18.04	707				
EXPENSE									
CLEANING	.78	.66	.54	.80	752	.80	.68	.54	.81
REPAIR-MAINT	.84	.65	.46	.92	752	.87	.66	.46	.95
UTILITIES	1.49	1.49	1.18	1.85	752	1.52	1.52	1.18	1.88
RDS GNDS SEC	.39	.29	.18	.44	729	.39	.29	.18	.44
ADMINISTRATIVE	.70	.64	.45	.69	749	.70	.64	.45	.89
TOTAL OPER EXP	4.19	3.89	3.29	4.59	752	4.32	3.94	3.33	4.69
FIXED EXPENSES	1.91	1.37	.96	1.84	735	1.91	1.37	.96	1.84
TOTAL OPER+FIXED	6.06	5.29	4.46	6.37	752	6.22	5.36	4.49	6.48
LEASING EXP	.89	.24	.07	.65	539				
TOTAL PAYROLL	.77	.42	.28	.89	521				
TOTAL CONTRACT	1.42	1.37	1.04	1.78	579				

AVG SQFT OFC TEN	10000	713	AVG OFFICE OCCUPANCY	87.4	728
AVG SQFT RET TEN	2658	184	AVG RETAR OCCUPANCY	82.9	190
AVG SQFT OFC WORK	283	553	AVG RATE YR END RENT	16.55	678
			RENTABLE GROSS SQFT	.87	397

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.67	508	ADMIN TOTAL	.64	505
PAYROLL	.36	105	PAYROLL	.22	274
CONTRACT	.56	491	MGMT FEES	.48	434
SUP MAT MISC	.05	413	LEGAL FEES	.03	255
TRASH REMOVAL	.03	453	AUDIT FEES	.03	209
			GEN OFC EXP	.05	343
REPR MAINT TOTAL	.64	504	OTHER ADM EXP	.03	304
PAYROLL	.25	351			
ELEVATOR	.09	465	FIXED EXP TOTAL	1.33	499
HVAC	.09	465	REAL ESTATE TAX	1.21	487
ELECTRICAL	.03	431	BUILDING INS	.10	485
STRUCT ROOF	.02	219	PEPS PROP TAX	.00	88
PLUMBING	.01	365	OTHER TAXES	.03	101
FIRE LIFE SFTY	.01	235			
OTHER MAINT SUP	.13	494	LEASING EXPENSES	.29	377
			ADV PROMOTION	.02	252
UTILITIES TOTAL	1.49	508	COMM FEES	.17	270
ELECTRIC	1.36	508	TENANT ALTS	.36	207
GAS	.11	165	BUY-OUTS	.14	33
FUEL OIL	.01	28			
PURCH STEAM	.27	29	TOTAL PAYROLL	.43	356
PURCH CH WTR	.53	12	CLEANING	.33	91
COAL	.02	2	REPAIR MAINT	.25	298
WATER SEWER	.05	485	RDS GROUNDS	.07	43
			SECURITY	.19	72
RDS. GNDS. SEC TOT	.30	501	ADMINISTRATIVE	.22	232
RDS. GNDS TOTAL	.14	454			
RDS GNDS PAYRL	.07	46	TOTAL CONTRACTS	1.50	395
RDS GNDS CONTR	.11	404	CLEANING	.56	387
RDS GNDS OTHER	.03	274	REPAIR MAINT	.23	357
SECURITY TOTAL	.16	449	RDS GROUNDS	.11	330
SEC PAYROLL	.17	99	SECURITY	.14	334
SEC CONTRACTS	.14	384	ADMINISTRATIVE	.50	359
SEC OTHER	.01	138			

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	153 BLDS 4,728,920 SQ.FT.					4,646,769 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					135	12.04	11.52	9.77	13.77
RETAIL AREA	11.02	8.65	6.23	17.16	6				
OTHER AREA	4.00	4.00			1				
TOTAL RENT	11.94	11.43	9.65	13.53	139				
MISCELLANEOUS	.26	.08	.01	.26	60				
TOTAL INCOME	12.06	11.61	9.72	13.91	139				
EXPENSE									
CLEANING	.68	.67	.52	.80	153	.68	.68	.52	.81
REPAIR-MAINT	.62	.57	.39	.86	153	.62	.59	.39	.87
UTILITIES	1.55	1.60	1.18	1.98	153	1.54	1.60	1.13	1.97
RDS GNDS SEC	.33	.28	.17	.42	140	.33	.28	.17	.42
ADMINISTRATIVE	.70	.64	.43	.85	152	.70	.64	.43	.85
TOTAL OPER EXP	3.85	3.79	3.24	4.44	153	3.86	3.82	3.23	4.46
FIXED EXPENSES	1.60	1.22	.82	1.82	148	1.60	1.22	.82	1.82
TOTAL OPER+FIXED	5.40	4.97	4.10	6.26	153	5.49	4.99	4.12	6.36
LEASING EXP	.68	.23	.07	.53	97				
TOTAL PAYROLL	.54	.30	.18	.42	68				
TOTAL CONTRACT	1.73	1.57	1.16	1.95	96				

AVG SQFT OFC TEN	2803	144	AVG OFFICE OCCUPANCY	89.3	146
AVG SQFT RET TEN	4232	9	AVG RETAIL OCCUPANCY	100.0	10
AVG SQFT OFC WORK	247	116	AVG RATE YR-END RENT	13.85	134
			RENTABLE GROSS SQFT	.88	89

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.66	102	ADMIN TOTAL	.65	101
PAYROLL	.06	10	PAYROLL	.27	31
CONTRACT	.59	98	MGMT FEES	.55	87
SUP MAT MISC	.06	68	LEGAL FEES	.02	38
TRASH REMOVAL	.04	81	AUDIT FEES	.04	36
			GEN OFC EXP	.03	50
REPR MAINT TOTAL	.53	100	OTHER ADM EXP	.02	52
PAYROLL	.20	43			
ELEVATOR	.07	73	FIXED EXP TOTAL	1.12	98
HVAC	.12	98	REAL ESTATE TAX	.97	93
ELECTRICAL	.03	79	BUILDING INS	.11	96
STRUCT ROOF	.03	39	PERS PROP TAX	.51	9
PLUMBING	.01	57	OTHER TAXES	.13	14
FIRE-LIFE SFTY	.01	29			
OTHER MAINT SUP	.12	99	LEASING EXPENSES	.25	74
			ADV PROMOTION	.03	42
UTILITIES TOTAL	1.60	102	COMM FEES	.14	52
ELECTRIC	1.39	102	TENANT ALTS	.27	41
GAS	.21	46	BUY-OUTS	.18	3
FUEL OIL	.19	2			
PURCH STEAM	.95	2	TOTAL PAYROLL	.29	50
PURCH CH WTR	1.16	1	CLEANING	.04	6
COAL	.02	1	REPAIR MAINT	.23	35
WATER SEWER	.05	96	RDS GROUNDS	.11	3
			SECURITY	.08	2
RDS. GNDS. SEC TOT	.28	99	ADMINISTRATIVE	.22	26
RDS GNDS TOTAL	.22	95			
RDS GNDS PAYRL	.18	1	TOTAL CONTRACTS	1.62	66
RDS GNDS CONTR	.18	82	CLEANING	.58	65
RDS GNDS OTHER	.08	53	REPAIR MAINT	.19	60
SECURITY TOTAL	.07	65	RDS GROUNDS	.21	56
SEC PAYROLL	.04	4	SECURITY	.08	45
SEC CONTRACTS	.08	58	ADMINISTRATIVE	.62	58
SEC OTHER	.04	9			

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	193 BLDS 14,204,186 SQ.FT.					14,101,272 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					186	12.14	12.08	9.66	14.40
RETAIL AREA	14.10	12.50	9.16	19.85	16				
OTHER AREA	2.53	2.53			1				
TOTAL RENT	12.40	12.26	9.66	14.61	191				
MISCELLANEOUS	.30	.08	.03	.23	108				
TOTAL INCOME	12.57	12.45	9.75	14.88	191				
EXPENSE									
CLEANING	.65	.63	.50	.78	193	.64	.64	.50	.78
REPAIR-MAINT	.64	.57	.40	.74	193	.63	.57	.40	.75
UTILITIES	1.60	1.53	1.20	1.91	193	1.59	1.53	1.20	1.91
RDS GNDS SEC	.31	.25	.16	.39	190	.31	.25	.16	.39
ADMINISTRATIVE	.68	.58	.44	.87	192	.68	.58	.44	.87
TOTAL OPER EXP	3.87	3.77	3.15	4.29	193	3.86	3.81	3.16	4.33
FIXED EXPENSES	1.48	1.28	.81	1.66	189	1.48	1.28	.81	1.66
TOTAL OPER+FIXED	5.32	5.06	4.23	5.88	193	5.33	5.07	4.26	5.94
LEASING EXP	.42	.16	.04	.46	149				
TOTAL PAYROLL	.42	.32	.22	.50	121				
TOTAL CONTRACT	1.44	1.43	1.08	1.70	147				

AVG SQFT OFC TEN	5462	177	AVG OFFICE OCCUPANCY	87.5	183
AVG SQFT RET TEN	2383	21	AVG RETAIL OCCUPANCY	93.6	22
AVG SQFT OFC WORK	244	128	AVG RATE YR-END RENT	14.68	178
			RENTABLE GROSS SQFT	.89	103

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	124	ADMIN TOTAL	.56	124
PAYROLL	.33	19	PAYROLL	.26	44
CONTRACT	.55	120	MGMT FEES	.50	115
SUP MAT MISC	.05	100	LEGAL FEES	.03	51
TRASH REMOVAL	.03	113	AUDIT FEES	.04	37
			GEN OFC EXP	.03	66
REPR MAINT TOTAL	.57	122	OTHER ADM EXP	.02	58
PAYROLL	.22	76			
ELEVATOR	.06	113	FIXED EXP TOTAL	1.23	123
HVAC	.11	116	REAL ESTATE TAX	1.10	121
ELECTRICAL	.03	102	BUILDING INS	.10	122
STRUCT ROOF	.02	64	PERS PROP TAX	.00	12
PLUMBING	.01	83	OTHER TAXES	.03	18
FIRE LIFE SFTY	.01	53			
OTHER MAINT SUP	.13	117	LEASING EXPENSES	.23	98
			ADV PROMOTION	.02	66
UTILITIES TOTAL	1.52	122	COMM FEES	.16	65
ELECTRIC	1.44	122	TENANT ALTS	.13	46
GAS	.15	39	BUY-OUTS	.26	6
FUEL OIL	.07	5			
PURCH STEAM	.19	1	TOTAL PAYROLL	.30	76
PURCH CH WTR			CLEANING	.14	17
COAL			REPAIR MAINT	.21	60
WATER SEWER	.05	117	RDS GROUNDS	.08	8
			SECURITY	.11	10
RDS GNDS SEC TOT	.28	123	ADMINISTRATIVE	.25	35
RDS GNDS TOTAL	.20	118			
RDS GNDS PAYRL	.08	12	TOTAL CONTRACTS	1.57	97
RDS GNDS CONTR	.14	107	CLEANING	.55	95
RDS GNDS OTHER	.04	75	REPAIR MAINT	.23	68
SECURITY TOTAL	.08	111	RDS GROUNDS	.15	86
SEC PAYROLL	.11	17	SECURITY	.07	81
SEC CONTRACTS	.07	92	ADMINISTRATIVE	.51	95
SEC OTHER	.01	31			

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	258 BLDS 45,411,258 SQ.FT.					44,287,489 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					239	14.36	13.67	11.12	17.20
RETAIL AREA	16.36	18.53	11.84	26.81	55				
OTHER AREA	9.91	6.84	4.29	17.90	21				
TOTAL RENT	14.45	13.76	11.11	17.25	248				
MISCELLANEOUS	.42	.16	.04	.45	168				
TOTAL INCOME	14.75	14.16	11.20	17.33	248				
EXPENSE									
CLEANING	.71	.66	.55	.77	258	.71	.67	.55	.79
REPAIR-MAINT	.81	.68	.49	1.05	258	.81	.68	.49	1.08
UTILITIES	1.50	1.48	1.22	1.79	258	1.52	1.53	1.23	1.89
RDS GNDS SEC	.37	.31	.20	.46	251	.37	.31	.20	.46
ADMINISTRATIVE	.78	.67	.52	.92	257	.78	.67	.52	.92
TOTAL OPER EXP	4.15	4.01	3.37	4.69	258	4.21	4.06	3.37	4.82
FIXED EXPENSES	1.67	1.43	1.05	1.97	253	1.67	1.43	1.05	1.97
TOTAL OPER+FIXED	5.79	5.47	4.67	6.49	258	5.86	5.55	4.86	6.62
LEASING EXP	.99	.27	.08	.82	187				
TOTAL PAYROLL	.59	.46	.30	.67	203				
TOTAL CONTRACT	1.47	1.34	1.06	1.81	210				

AVG SQFT OFC TEN	7278	246	AVG OFFICE OCCUPANCY	88.6	253
AVG SQFT RET TEN	2192	55	AVG RETAIL OCCUPANCY	92.5	57
AVG SQFT OFC WORK	253	183	AVG RATE YR-END RENT	17.26	234
			RENTABLE GROSS SQFT	.86	127

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	169	ADMIN TOTAL	.87	168
PAYROLL	.10	34	PAYROLL	.24	104
CONTRACT	.55	164	MGMT FEES	.48	146
SUP MAT MISC	.05	145	LEGAL FEES	.03	99
TRASH REMOVAL	.03	156	AUDIT FEES	.03	74
			GEN OFC EXP	.05	127
REPR MAINT TOTAL	.67	169	OTHER ADM EXP	.02	111
PAYROLL	.25	135			
ELEVATOR	.09	168	FIXED EXP TOTAL	1.43	166
HVAC	.09	164	REAL ESTATE TAX	1.29	165
ELECTRICAL	.03	146	BUILDING INS	.11	160
STRUCT ROOF	.02	86	PERS PROP TAX	.00	38
PLUMBING	.01	135	OTHER TAXES	.02	41
FIRE LIFE SFTY	.02	91			
OTHER MAINT SUP	.13	168	LEASING EXPENSES	.39	122
			ADV PROMOTION	.02	88
UTILITIES TOTAL	1.49	169	COMM FEES	.20	94
ELECTRIC	1.41	169	TENANT ALTS	.44	67
GAS	.10	59	BUY-OUTS	.12	11
FUEL OIL	.00	10			
PURCH STEAM	.26	6	TOTAL PAYROLL	.48	130
PURCH CH WTR	.66	1	CLEANING	.10	27
COAL	.02	1	REPAIR MAINT	.25	116
WATER SEWER	.05	164	RDS GROUNDS	.07	15
			SECURITY	.15	25
RDS GNDS SEC TOT	.32	166	ADMINISTRATIVE	.24	87
RDS GNDS TOTAL	.13	148			
RDS GNDS PAYRL	.06	16	TOTAL CONTRACTS	1.46	136
RDS GNDS CONTR	.11	133	CLEANING	.56	133
RDS GNDS OTHER	.02	91	REPAIR MAINT	.21	124
SECURITY TOTAL	.20	163	RDS GROUNDS	.11	114
SEC PAYROLL	.15	32	SECURITY	.18	126
SEC CONTRACTS	.15	144	ADMINISTRATIVE	.49	125
SEC OTHER	.01	51			

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	90 BLDS 37,071,846 SQ.FT.					35,498,605 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					78	14.70	13.07	10.43	17.14
RETAIL AREA	13.27	11.73	4.82	19.48	46				
OTHER AREA	11.55	11.02	5.73	30.35	18				
TOTAL RENT	14.75	12.78	10.85	17.25	81				
MISCELLANEOUS	.33	.18	.04	.49	59				
TOTAL INCOME	14.99	12.87	11.06	17.34	81				
EXPENSE									
CLEANING	.80	.72	.54	.94	90	.83	.74	.55	.99
REPAIR-MAINT	.88	.81	.63	1.02	90	.89	.84	.68	1.04
UTILITIES	1.44	1.34	1.09	1.55	90	1.49	1.35	1.12	1.60
RDS GNDS SEC	.41	.30	.21	.51	90	.41	.30	.21	.51
ADMINISTRATIVE	.73	.67	.44	.95	90	.73	.67	.44	.95
TOTAL OPER EXP	4.24	3.99	3.47	4.74	90	4.40	4.19	3.55	4.88
FIXED EXPENSES	1.78	1.45	1.13	1.83	90	1.78	1.45	1.13	1.83
TOTAL OPER+FIXED	6.01	5.42	4.68	6.88	90	6.16	5.52	4.81	7.02
LEASING EXP	1.11	.39	.09	1.42	64				
TOTAL PAYROLL	.85	.82	.39	1.04	79				
TOTAL CONTRACT	1.35	1.26	.86	1.70	77				

AVG SQFT OFC TEN	12181	90	AVG OFFICE OCCUPANCY	85.4	90
AVG SQFT RET TEN	2784	55	AVG RETAIL OCCUPANCY	80.5	55
AVG SQFT OFC WORK	255	76	AVG RATE YR END RENT	19.23	80
			RENTABLE GROSS SQFT	.88	48

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	64
PAYROLL	.43	19
CONTRACT	.54	62
SUP MAT MISC	.05	54
TRASH REMOVAL	.03	57
REPR MAINT TOTAL	.78	64
PAYROLL	.37	51
ELEVATOR	.19	63
HVAC	.07	62
ELECTRICAL	.02	58
STRUCT ROOF	.02	22
PLUMBING	.01	47
FIRE LIFE SFTY	.02	37
OTHER MAINT SUP	.14	62
UTILITIES TOTAL	1.39	64
ELECTRIC	1.14	64
GAS	.08	23
FUEL OIL	.01	6
PURCH STEAM	.29	11
PURCH CH WTR	.47	8
COAL		
WATER SEWER	.05	61
RDS GNDS SEC TOT	.29	64
RDS GNDS TOTAL	.04	53
RDS GNDS PAYRL	.07	10
RDS GNDS CONTR	.04	46
RDS GNDS OTHER	.01	33
SECURITY TOTAL	.25	63
SEC PAYROLL	.25	27
SEC CONTRACTS	.18	49
SEC OTHER	.01	25

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.87	63
PAYROLL	.20	51
MGMT FEES	.37	48
LEGAL FEES	.02	38
AUDIT FEES	.03	34
GEN OFC EXP	.08	55
OTHER ADM EXP	.03	45
FIXED EXP TOTAL	1.43	64
REAL ESTATE TAX	1.35	61
BUILDING INS	.09	62
PERS PROP TAX	.01	18
OTHER TAXES	.03	15
LEASING EXPENSES	.64	47
ADV PROMOTION	.02	35
COMM FEES	.24	34
TENANT ALTS	.56	34
BUY-OUTS	.08	8
TOTAL PAYROLL	.88	55
CLEANING	.43	19
REPAIR MAINT	.38	48
RDS GROUNDS	.07	10
SECURITY	.35	18
ADMINISTRATIVE	.19	46
TOTAL CONTRACTS	1.53	54
CLEANING	.55	53
REPAIR MAINT	.28	50
RDS GROUNDS	.04	41
SECURITY	.20	46
ADMINISTRATIVE	.44	44

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	58 BLDS 55,672,005 SQ.FT.					52,535,681 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					41	18.10	15.25	11.27	21.69
RETAIL AREA	14.81	18.92	8.67	22.18	32				
OTHER AREA	12.21	7.72	3.48	12.77	12				
TOTAL RENT	17.13	14.68	11.51	21.45	48				
MISCELLANEOUS	.68	.32	.14	.79	34				
TOTAL INCOME	17.62	15.12	12.27	21.73	48				
EXPENSE									
CLEANING	.87	.77	.62	1.16	58	.92	.79	.63	1.22
REPAIR-MAINT	.93	.85	.59	1.18	58	.98	.88	.59	1.25
UTILITIES	1.47	1.42	.99	1.65	58	1.53	1.47	1.04	1.82
RDS GNDS SEC	.42	.34	.20	.48	58	.42	.34	.20	.48
ADMINISTRATIVE	.61	.53	.29	.80	58	.61	.53	.29	.80
TOTAL OPER EXP	4.30	3.96	3.24	5.07	58	4.52	4.18	3.36	5.28
FIXED EXPENSES	2.34	1.69	1.23	3.23	57	2.34	1.69	1.23	3.23
TOTAL OPER+FIXED	6.61	5.65	4.62	7.72	58	6.86	5.84	4.91	8.73
LEASING EXP	.82	.26	.07	.67	42				
TOTAL PAYROLL	.93	.68	.39	1.06	50				
TOTAL CONTRACT	1.40	1.29	.92	1.70	49				

AVG SQFT OFC TEN	26876	56	AVG OFFICE OCCUPANCY	87.5	56
AVG SQFT RET TEN	2836	44	AVG RETAIL OCCUPANCY	79.1	46
AVG SQFT OFC WORK	281	50	AVG RATE YR-END RENT	22.58	52
			RENTABLE GROSS SQFT	.85	30

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.78	49
PAYROLL	.48	23
CONTRACT	.60	47
SUP MAT MISC	.05	46
TRASH REMOVAL	.02	46
REPR MAINT TOTAL	.85	49
PAYROLL	.31	44
ELEVATOR	.22	48
HVAC	.07	45
ELECTRICAL	.03	46
STRUCT ROOF	.02	26
PLUMBING	.01	43
FIRE LIFE SFTY	.01	25
OTHER MAINT SUP	.13	48
UTILITIES TOTAL	1.27	49
ELECTRIC	1.17	49
GAS	.05	16
FUEL OIL	.02	5
PURCH STEAM	.27	9
PURCH CH WTR	.88	4
COAL		
WATER SEWER	.04	47
RDS. GNDS. SEC TOT	.34	49
RDS GNDS TOTAL	.07	40
RDS GNDS PAYRL	.07	7
RDS. GNDS CONTR	.04	36
RDS GNDS OTHER	.02	22
SECURITY TOTAL	.28	47
SEC PAYROLL	.22	19
SEC CONTRACTS	.23	41
SEC OTHER	.01	22

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.52	49
PAYROLL	.17	44
MGMT FEES	.27	38
LEGAL FEES	.02	29
AUDIT FEES	.01	28
GEN OFC EXP	.05	43
OTHER ADM EXP	.03	38
FIXED EXP TOTAL	1.64	48
REAL ESTATE TAX	1.59	47
BUILDING INS	.09	45
PERS PROP TAX	.00	11
OTHER TAXES	.04	13
LEASING EXPENSES	.22	38
ADV PROMOTION	.02	21
COMM FEES	.11	25
TENANT ALTS	.36	19
BUY-OUTS	.25	5
TOTAL PAYROLL	.83	43
CLEANING	.51	20
REPAIR MAINT	.31	39
RDS GROUNDS	.07	7
SECURITY	.22	17
ADMINISTRATIVE	.16	38
TOTAL CONTRACTS	1.33	42
CLEANING	.58	41
REPAIR MAINT	.32	35
RDS GROUNDS	.04	33
SECURITY	.18	36
ADMINISTRATIVE	.28	37

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS ALL SIZES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	386 BLDS 110,149,118 SQ.FT.					104,046,980 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					339	13.35	11.39	9.00	13.65
RETAIL AREA	12.57	10.70	6.77	17.46	122				
OTHER AREA	11.33	7.15	3.33	25.21	60				-
TOTAL RENT	13.75	11.39	9.00	14.07	358				
MISCELLANEOUS	.70	.10	.02	.41	259				
TOTAL INCOME	14.30	11.71	9.20	14.47	358				
EXPENSE									
CLEANING	.97	.72	.57	.97	386	1.02	.75	.58	.99
REPAIR-MAINT	1.17	.94	.66	1.33	386	1.23	.97	.66	1.38
UTILITIES	2.03	1.83	1.47	2.27	385	2.11	1.90	1.50	2.33
RDS GNDS SEC	.32	.26	.15	.40	367	.32	.26	.15	.43
ADMINISTRATIVE	.63	.58	.41	.82	385	.63	.58	.41	.82
TOTAL OPER EXP	5.11	4.58	3.80	5.43	386	5.35	4.74	3.89	5.80
FIXED EXPENSES	2.56	1.30	.92	1.81	379	2.56	1.30	.92	1.81
TOTAL OPER+FIXED	7.62	5.95	5.00	7.38	386	7.91	6.06	5.07	7.60
LEASING EXP	.55	.23	.06	.56	319				
TOTAL PAYROLL	.85	.56	.36	.88	304				
TOTAL CONTRACT	1.57	1.28	.98	1.92	315				

AVG SQFT OFC TEN	8913	361	AVG OFFICE OCCUPANCY	92.1	371
AVG SQFT RET TEN	3532	144	AVG RETAIL OCCUPANCY	93.4	151
AVG SQFT OFC WORK	247	248	AVG RATE YR-END RENT	16.32	356
			RENTABLE GROSS SQFT	.84	208

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.75	249
PAYROLL	.49	71
CONTRACT	.60	242
SUP MAT MISC	.06	207
TRASH REMOVAL	.04	218
REPR MAINT TOTAL	1.00	246
PAYROLL	.37	198
ELEVATOR	.15	220
HVAC	.15	233
ELECTRICAL	.04	205
STRUCT ROOF	.04	118
PLUMBING	.02	188
FIRE LIFE SFTY	.01	111
OTHER MAINT SUP	.18	237
UTILITIES TOTAL	1.92	244
ELECTRIC	1.61	239
GAS	.20	138
FUEL OIL	.09	12
PURCH STEAM	.40	30
PURCH CH WTR	.72	13
COAL	.03	2
WATER SEWER	.06	237
RDS GNDS SEC TOT	.29	236
RDS GNDS TOTAL	.06	206
RDS GNDS PAYRL	.08	38
RDS GNDS CONTR	.05	177
RDS GNDS OTHER	.03	96
SECURITY TOTAL	.22	207
SEC PAYROLL	.21	56
SEC CONTRACTS	.16	179
SEC OTHER	.02	59

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.56	244
PAYROLL	.28	143
MGMT FEES	.37	196
LEGAL FEES	.02	140
AUDIT FEES	.03	99
GEN OFC EXP	.05	187
OTHER ADM EXP	.03	167
FIXED EXP TOTAL	1.30	245
REAL ESTATE TAX	1.16	234
BUILDING INS	.10	236
PERS PROP TAX	.01	43
OTHER TAXES	.03	62
LEASING EXPENSES	.31	205
ADV PROMOTION	.03	126
COMM FEES	.19	157
TENANT ALTS	.25	142
BUY-OUTS	.16	16
TOTAL PAYROLL	.64	198
CLEANING	.49	61
REPAIR MAINT	.36	177
RDS GROUNDS	.06	38
SECURITY	.22	46
ADMINISTRATIVE	.24	134
TOTAL CONTRACTS	1.42	205
CLEANING	.60	202
REPAIR MAINT	.28	188
RDS GROUNDS	.05	156
SECURITY	.14	163
ADMINISTRATIVE	.37	182

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	58 BLDS 1,565,365 SQ.FT.					1,565,365 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					58	10.18	10.69	7.39	12.90
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.15	10.48	7.17	12.90	57				
MISCELLANEOUS	.32	.08	.01	.25	27				
TOTAL INCOME	10.32	10.90	7.37	13.15	57				
EXPENSE									
CLEANING	.72	.71	.49	.98	58	.72	.71	.49	.98
REPAIR MAINT	.95	.76	.42	1.39	58	.95	.76	.42	1.39
UTILITIES	1.81	1.80	1.36	2.35	56	1.81	1.80	1.36	2.35
RDS GNDS SEC	.31	.24	.12	.42	55	.31	.24	.12	.42
ADMINISTRATIVE	.55	.52	.32	.75	58	.55	.52	.32	.75
TOTAL OPER EXP	4.33	4.36	3.03	5.67	56	4.33	4.36	3.03	5.67
FIXED EXPENSES	1.16	1.06	.73	1.47	58	1.16	1.06	.73	1.47
TOTAL OPER+FIXED	5.48	5.57	3.95	7.16	58	5.48	5.57	3.95	7.16
LEASING EXP	.48	.18	.10	.37	42				
TOTAL PAYROLL	.37	.24	.12	.55	33				
TOTAL CONTRACT	1.68	1.29	.87	2.31	42				

AVG SQFT OFC TEN	1872	53	AVG OFFICE OCCUPANCY	89.5	53
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	189	34	AVG RATE YR-END RENT	12.33	52
			RENTABLE GROSS SQFT	.83	29

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.69	37
PAYROLL	.59	6
CONTRACT	.52	35
SUP MAT MISC	.04	26
TRASH REMOVAL	.05	34
REPR MAINT TOTAL	.76	37
PAYROLL	.19	25
ELEVATOR	.10	19
HVAC	.15	33
ELECTRICAL	.06	27
STRUCT ROOF	.05	13
PLUMBING	.02	30
FIRE LIFE SFTY	.01	8
OTHER MAINT SUP	.16	35
UTILITIES TOTAL	1.66	37
ELECTRIC	1.59	35
GAS	.23	18
FUEL OIL	1.63	1
PURCH STEAM		
PURCH CH WTR	.53	2
COAL	.04	1
WATER SEWER	.06	33
RDS GNDS SEC TOT	.20	34
RDS GNDS TOTAL	.17	31
RDS GNDS PAYRL	.17	5
RDS GNDS CONTR	.13	28
RDS GNDS OTHER	.03	14
SECURITY TOTAL	.10	16
SEC PAYROLL	.05	2
SEC CONTRACTS	.09	15
SEC OTHER	.03	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.48	36
PAYROLL	1.06	6
MGMT FEES	.40	30
LEGAL FEES	.02	15
AUDIT FEES	.05	9
GEN OFC EXP	.05	20
OTHER ADM EXP	.02	18
FIXED EXP TOTAL	1.06	37
REAL ESTATE TAX	.96	36
BUILDING INS	.14	34
PERS PROP TAX	.54	1
OTHER TAXES	.02	4
LEASING EXPENSES	.17	28
ADV PROMOTION	.05	17
COMM FEES	.17	18
TENANT ALTS	.18	12
BUY-OUTS		
TOTAL PAYROLL	.45	23
CLEANING	.59	6
REPAIR MAINT	.19	20
RDS GROUNDS	.18	4
SECURITY	.05	2
ADMINISTRATIVE	.73	4
TOTAL CONTRACTS	1.34	27
CLEANING	.53	26
REPAIR MAINT	.32	25
RDS GROUNDS	.18	23
SECURITY	.08	14
ADMINISTRATIVE	.43	27

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	64 BLDS 4,738,737 SQ.FT.					4,567,523 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					63	10.70	10.35	8.49	12.26
RETAIL AREA	16.00	15.00	9.90	23.20	17				
OTHER AREA	7.07	15.62			3				
TOTAL RENT	10.95	10.37	8.39	13.25	63				
MISCELLANEOUS	.33	.06	.02	.20	51				
TOTAL INCOME	11.21	10.48	8.59	13.27	63				
EXPENSE									
CLEANING	.74	.69	.60	.82	64	.74	.69	.60	.84
REPAIR-MAINT	.94	.84	.60	1.11	64	.94	.85	.61	1.17
UTILITIES	1.90	1.83	1.52	2.20	64	1.90	1.81	1.54	2.18
RDS GNDS SEC	.30	.25	.14	.36	61	.30	.25	.14	.36
ADMINISTRATIVE	.73	.63	.47	.81	63	.73	.63	.47	.81
TOTAL OPER EXP	4.58	4.57	3.81	5.25	64	4.63	4.64	3.97	5.30
FIXED EXPENSES	1.33	1.13	.87	1.54	62	1.33	1.13	.87	1.54
TOTAL OPER+FIXED	5.88	5.70	4.76	6.47	64	6.00	5.73	4.78	6.67
LEASING EXP	.48	.36	.15	.60	57				
TOTAL PAYROLL	.71	.54	.27	.86	50				
TOTAL CONTRACT	1.36	1.28	1.07	1.59	55				

AVG SQFT OFC TEN	2918	62	AVG OFFICE OCCUPANCY	88.4	62
AVG SQFT RET TEN	2242	14	AVG RETAIL OCCUPANCY	97.9	14
AVG SQFT OFC WORK	234	42	AVG RATE YR-END RENT	14.05	62
			RENTABLE GROSS SQFT	.83	40

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	47
PAYROLL	.31	13
CONTRACT	.62	45
SUP MAT MISC	.07	42
TRASH REMOVAL	.04	41
REPR MAINT TOTAL	.98	47
PAYROLL	.38	35
ELEVATOR	.09	43
HVAC	.17	46
ELECTRICAL	.04	38
STRUCT ROOF	.04	20
PLUMBING	.02	36
FIRE LIFE SFTY	.01	25
OTHER MAINT SUP	.17	45
UTILITIES TOTAL	1.83	46
ELECTRIC	1.58	45
GAS	.24	27
FUEL OIL	.35	2
PURCH STEAM	.40	1
PURCH CH WTR	.78	1
COAL	.02	1
WATER SEWER	.06	44
RDS GNDS SEC_TOT	.23	44
RDS GNDS TOTAL	.11	40
RDS GNDS PAYRL	.12	8
RDS GNDS CONTR	.08	34
RDS GNDS OTHER	.02	29
SECURITY TOTAL	.12	37
SEC PAYROLL	.18	13
SEC CONTRACTS	.08	28
SEC OTHER	.02	11

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.64	46
PAYROLL	.29	19
MGMT FEES	.44	40
LEGAL FEES	.01	26
AUDIT FEES	.04	14
GEN OFC EXP	.03	31
OTHER ADM EXP	.03	29
FIXED EXP TOTAL	1.17	45
REAL ESTATE TAX	.97	43
BUILDING INS	.11	45
PERS PROP TAX	.01	10
OTHER TAXES	.06	12
LEASING EXPENSES	.46	41
ADV PROMOTION	.03	28
COMM. FEES	.20	30
TENANT ALTS	.28	29
BUY-OUTS	.17	2
TOTAL PAYROLL	.72	36
CLEANING	.47	11
REPAIR MAINT	.38	32
RDS GROUNDS	.12	6
SECURITY	.23	9
ADMINISTRATIVE	.29	18
TOTAL CONTRACTS	1.30	41
CLEANING	.61	39
REPAIR MAINT	.23	40
RDS GROUNDS	.05	32
SECURITY	.08	29
ADMINISTRATIVE	.42	35

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	149 BLDS 26,676,656 SQ.FT.					25,622,024 SQ FT			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					128	11.70	11.08	8.94	13.19
RETAIL AREA	15.74	11.56	7.52	17.45	47				
OTHER AREA	7.36	6.04	4.26	10.00	27				
TOTAL RENT	11.95	11.16	8.91	13.71	137				
MISCELLANEOUS	.29	.08	.02	.26	105				
TOTAL INCOME	12.16	11.38	9.00	13.99	137				
EXPENSE									
CLEANING	.78	.70	.56	.84	149	.81	.72	.57	.88
REPAIR-MAINT	1.04	.91	.65	1.22	149	1.08	.93	.65	1.34
UTILITIES	1.81	1.75	1.41	2.11	149	1.87	1.78	1.43	2.19
RDS GNDS SEC	.33	.28	.15	.43	140	.33	.28	.15	.43
ADMINISTRATIVE	.72	.60	.43	.97	149	.72	.60	.43	.97
TOTAL OPER EXP	4.66	4.42	3.76	5.19	149	4.82	4.61	3.79	5.57
FIXED EXPENSES	1.73	1.27	.95	1.64	148	1.73	1.27	.95	1.64
TOTAL OPER+FIXED	6.36	5.77	4.92	7.05	149	6.54	5.82	5.02	7.26
LEASING EXP	.60	.24	.08	.60	123				
TOTAL PAYROLL	.71	.59	.39	.82	127				
TOTAL CONTRACT	1.42	1.23	.97	1.62	125				

AVG SQFT OFC TEN	5301	142	AVG OFFICE OCCUPANCY	90.4	146
AVG SQFT RET TEN	3544	59	AVG RETAIL OCCUPANCY	95.5	61
AVG SQFT OFC WORK	246	85	AVG RATE YR-END RENT	16.51	137
			RENTABLE GROSS SQFT	.81	77

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.71	88
PAYROLL	.33	23
CONTRACT	.58	86
SUP MAT MISC	.06	74
TRASH REMOVAL	.03	77
REPR MAINT TOTAL	.90	85
PAYROLL	.33	75
ELEVATOR	.13	82
HVAC	.14	81
ELECTRICAL	.04	73
STRUCT ROOF	.02	44
PLUMBING	.01	62
FIRE LIFE SFTY	.01	45
OTHER MAINT SUP	.15	84
UTILITIES TOTAL	1.81	86
ELECTRIC	1.60	86
GAS	.14	53
FUEL OIL	.12	4
PURCH STEAM	.41	7
PURCH CH WTR	.59	5
COAL		
WATER SEWER	.06	85
RDS GNDS SEC TOT	.31	83
RDS GNDS TOTAL	.09	72
RDS GNDS PAYRL	.08	13
RDS GNDS CONTR	.07	59
RDS GNDS OTHER	.02	32
SECURITY TOTAL	.24	81
SEC PAYROLL	.22	13
SEC CONTRACTS	.20	73
SEC OTHER	.01	20

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.58	88
PAYROLL	.28	58
MGMT FEES	.34	72
LEGAL FEES	.02	50
AUDIT FEES	.03	36
GEN OFC EXP	.06	70
OTHER ADM EXP	.03	63
FIXED EXP TOTAL	1.24	87
REAL ESTATE TAX	1.11	83
BUILDING INS	.08	86
PERS PROP TAX	.01	16
OTHER TAXES	.03	26
LEASING EXPENSES	.40	69
ADV PROMOTION	.04	40
COMM FEES	.21	56
TENANT ALTS	.29	53
BUY-OUTS	.59	5
TOTAL PAYROLL	.60	73
CLEANING	.24	18
REPAIR MAINT	.31	67
RDS GROUNDS	.08	13
SECURITY	.27	10
ADMINISTRATIVE	.28	55
TOTAL CONTRACTS	1.47	73
CLEANING	.59	73
REPAIR MAINT	.28	67
RDS GROUNDS	.07	51
SECURITY	.18	66
ADMINISTRATIVE	.36	63

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	71 BLDS 31,260,786 SQ FT					29,643,764 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					60	14.06	12.51	10.53	15.81
RETAIL AREA	10.05	7.98	5.67	13.28	29				
OTHER AREA	7.67	2.39	.40	150.62	13				
TOTAL RENT	13.67	12.08	10.45	15.03	64				
MISCELLANEOUS	.46	.27	.05	.74	45				
TOTAL INCOME	14.00	12.43	10.95	15.10	64				
EXPENSE									
CLEANING	.95	.81	.57	1.10	71	1.00	.85	.87	1.19
REPAIR-MAINT	1.09	.95	.76	1.38	71	1.14	1.05	.79	1.47
UTILITIES	2.14	2.13	1.48	2.57	71	2.22	2.20	1.64	2.76
RDS GNDS SEC	.33	.27	.17	.45	69	.33	.27	.17	.45
ADMINISTRATIVE	.58	.57	.40	.76	71	.58	.57	.40	.76
TOTAL OPER EXP	5.09	4.88	4.30	5.97	71	5.32	5.18	4.42	6.26
FIXED EXPENSES	1.80	1.48	.90	2.39	70	1.80	1.48	.90	2.39
TOTAL OPER+FIXED	6.87	6.51	5.53	7.81	71	7.15	6.73	5.74	8.32
LEASING EXP	.50	.22	.07	.55	59				
TOTAL PAYROLL	.86	.58	.38	1.08	57				
TOTAL CONTRACT	1.57	1.36	1.03	2.03	58				

AVG SQFT OFC TEN	10787	66	AVG OFFICE OCCUPANCY	92.2	70
AVG SQFT RET TEN	2794	38	AVG RETAIL OCCUPANCY	90.3	41
AVG SQFT OFC WORK	239	54	AVG RATE YR-END RENT	18.48	68
			RENTABLE GROSS SQFT	.89	37

4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.85	46	ADMIN TOTAL	.61	43
PAYROLL	.50	16	PAYROLL	.21	30
CONTRACT	.88	45	MGMT FEES	.34	33
SUP MAT MISC	.06	36	LEGAL FEES	.01	29
TRASH REMOVAL	.03	40	AUDIT FEES	.03	23
			GEN OFC EXP	.04	38
REPR MAINT TOTAL	1.21	46	OTHER ADM EXP	.05	31
PAYROLL	.51	35			
ELEVATOR	.21	45	FIXED EXP TOTAL	1.52	46
HVAC	.10	44	REAL ESTATE TAX	1.42	42
ELECTRICAL	.05	40	BUILDING INS	.12	42
STRUCT ROOF	.04	19	PERS PROP TAX	.00	10
PLUMBING	.02	33	OTHER TAXES	.03	11
FIRE LIFE SFTY	.02	18			
OTHER MAINT SUP	.23	43	LEASING EXPENSES	.26	40
			ADV PROMOTION	.02	24
UTILITIES TOTAL	2.19	45	COMM FEES	.19	30
ELECTRIC	1.56	43	TENANT ALTS	.22	29
GAS	.17	22	BUY-OUTS	.09	6
FUEL OIL	.05	3			
PURCH STEAM	.38	14	TOTAL PAYROLL	.69	37
PURCH CH WTR	.96	4	CLEANING	.45	13
COAL			REPAIR MAINT	.48	31
WATER SEWER	.08	45	RDS GROUNDS	.06	10
			SECURITY	.20	15
RDS GNDS SEC TOT	.29	45	ADMINISTRATIVE	.21	28
RDS GNDS TOTAL	.05	36			
RDS GNDS PAYRL	.05	9	TOTAL CONTRACTS	1.62	36
RDS GNDS CONTR	.03	30	CLEANING	.68	36
RDS GNDS OTHER	.04	13	REPAIR MAINT	.49	30
SECURITY TOTAL	.23	44	RDS GROUNDS	.03	26
SEC PAYROLL	.24	18	SECURITY	.20	33
SEC CONTRACTS	.17	40	ADMINISTRATIVE	.29	33
SEC OTHER	.02	12			

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	44 BLDS 45,907,572 SQ FT					42,648,304 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					32	14.59	13.56	11.04	18.83
RETAIL AREA	12.49	12.18	6.27	18.07	29				
OTHER AREA	13.80	15.03	7.15	60.72	17				
TOTAL RENT	15.43	14.16	11.28	18.41	37				
MISCELLANEOUS	1.14	.41	.10	1.00	31				
TOTAL INCOME	16.39	15.12	11.75	19.61	37				
EXPENSE									
CLEANING	1.13	1.03	.70	1.38	44	1.21	1.05	.73	1.52
REPAIR-MAINT	1.34	1.14	.93	1.59	44	1.43	1.23	.98	1.66
UTILITIES	2.10	1.96	1.74	2.47	44	2.21	2.07	1.78	2.66
RDS GNDS SEC	.31	.28	.17	.47	42	.31	.28	.17	.47
ADMINISTRATIVE	.60	.48	.36	.67	44	.60	.48	.36	.67
TOTAL OPER EXP	5.45	5.23	4.19	6.07	44	5.81	5.45	4.45	6.81
FIXED EXPENSES	3.73	2.56	1.58	4.77	43	3.73	2.56	1.58	4.77
TOTAL OPER+FIXED	9.13	8.44	6.26	10.67	44	9.51	8.55	6.57	11.24
LEASING EXP	.57	.21	.05	.52	38				
TOTAL PAYROLL	.95	.77	.48	1.08	37				
TOTAL CONTRACT	1.67	1.39	1.00	2.07	37				

AVG SQFT OFC TEN	25802	38	AVG OFFICE OCCUPANCY	93.7	40
AVG SQFT RET TEN	4288	33	AVG RETAIL OCCUPANCY	94.0	35
AVG SQFT OFC WORK	256	33	AVG RATE YR-END RENT	21.08	37
			RENTABLE GROSS SQFT	.84	25

COMPONENT COSTS -TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.08	31	ADMIN TOTAL	.51	31
PAYROLL	.62	13	PAYROLL	.16	30
CONTRACT	.86	31	MGMT FEES	.22	21
SUP MAT MISC	.07	29	LEGAL FEES	.01	20
TRASH REMOVAL	.05	26	AUDIT FEES	.01	17
			GEN OFC EXP	.04	28
REPR MAINT TOTAL	1.14	31	OTHER ADM EXP	.04	26
PAYROLL	.48	28			
ELEVATOR	.24	31	FIXED EXP TOTAL	1.72	30
HVAC	.12	29	REAL ESTATE TAX	1.60	30
ELECTRICAL	.05	30	BUILDING INS	.10	29
STRUCT ROOF	.05	22	PERS PROP TAX	.01	6
PLUMBING	.02	27	OTHER TAXES	.01	9
FIRE LIFE SFTY	.02	15			
OTHER MAINT SUP	.22	30	LEASING EXPENSES	.24	27
			ADV PROMOTION	.01	17
UTILITIES TOTAL	1.96	30	COMM FEES	.15	23
ELECTRIC	1.73	30	TENANT ALTS	.25	19
GAS	.21	18	BUY-OUTS	.34	3
FUEL OIL	.09	2			
PURCH STEAM	.39	8	TOTAL PAYROLL	.89	29
PURCH CH WTR	.72	1	CLEANING	.62	13
COAL			REPAIR MAINT	.47	27
WATER SEWER	.08	30	RDS GROUNDS	.05	3
			SECURITY	.32	10
RDS GNDS SEC TOT	.35	30	ADMINISTRATIVE	.16	29
RDS GNDS TOTAL	.03	27			
RDS GNDS PAYRL	.05	3	TOTAL CONTRACTS	1.47	28
RDS GNDS CONTR	.02	28	CLEANING	.71	28
RDS GNDS OTHER	.07	10	REPAIR MAINT	.28	26
SECURITY TOTAL	.28	29	RDS GROUNDS	.02	24
SEC PAYROLL	.32	10	SECURITY	.24	21
SEC CONTRACTS	.24	23	ADMINISTRATIVE	.25	24
SEC OTHER	.03	14			

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
20-29 YEARS ALL SIZES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	138 BLDS 33,647,971 SQ.FT.					31,366,446 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					105	13.69	11.65	9.21	15.41
RETAIL AREA	14.13	14.67	9.92	18.94	45				
OTHER AREA	7.03	5.90	1.12	9.97	25				
TOTAL RENT	14.64	11.72	9.10	15.55	120				
MISCELLANEOUS	.51	.15	.03	.43	75				
TOTAL INCOME	14.86	12.16	9.26	16.08	120				
EXPENSE									
CLEANING	1.16	.84	.64	1.22	138	1.23	.90	.67	1.33
REPAIR-MAINT	1.33	1.17	.82	1.59	138	1.42	1.23	.83	1.70
UTILITIES	2.11	1.83	1.38	2.22	138	2.24	1.89	1.42	2.33
RDS GNDS SEC	.35	.25	.12	.46	124	.35	.25	.12	.46
ADMINISTRATIVE	.58	.66	.35	.91	138	.58	.66	.35	.91
TOTAL OPER EXP	5.51	5.02	3.87	6.05	138	5.87	5.26	4.21	6.43
FIXED EXPENSES	2.44	1.23	.85	2.02	132	2.44	1.23	.85	2.02
TOTAL OPER+FIXED	7.73	6.38	5.17	8.04	138	8.26	6.62	5.42	8.37
LEASING EXP	.38	.16	.07	.45	100				
TOTAL PAYROLL	1.22	.79	.46	1.46	102				
TOTAL CONTRACT	1.92	1.17	.74	2.07	103				

AVG SQFT OFC TEN	8666	133	AVG OFFICE OCCUPANCY	94.1	138
AVG SQFT RET TEN	3392	55	AVG RETAIL OCCUPANCY	95.8	55
AVG SQFT OFC WORK	251	99	AVG RATE YR END RENT	17.26	120
			RENTABLE GROSS SQFT	.72	58

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.91	97
PAYROLL	.56	37
CONTRACT	.64	91
SUP MAT MISC	.07	81
TRASH REMOVAL	.04	87
REPR MAINT TOTAL	1.18	98
PAYROLL	.48	81
ELEVATOR	.16	92
HVAC	.15	93
ELECTRICAL	.05	88
STRUCT ROOF	.04	49
PLUMBING	.02	76
FIRE LIFE SFTY	.01	41
OTHER MAINT SUP	.16	94
UTILITIES TOTAL	1.87	97
ELECTRIC	1.47	97
GAS	.23	64
FUEL OIL	.02	10
PURCH STEAM	.49	31
PURCH CH WTR	1.73	1
COAL		
WATER SEWER	.06	95
RDS. GNDS. SEC TOT	.26	87
RDS. GNDS TOTAL	.06	66
RDS. GNDS PAYRL	.04	16
RDS. GNDS CONTR	.03	50
RDS. GNDS OTHER	.03	34
SECURITY TOTAL	.23	77
SEC PAYROLL	.22	38
SEC CONTRACTS	.13	62
SEC OTHER	.01	22

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.66	97
PAYROLL	.29	60
MGMT FEES	.36	71
LEGAL FEES	.04	54
AUDIT FEES	.04	44
GEN OFC EXP	.04	77
OTHER ADM EXP	.04	68
FIXED EXP TOTAL	1.24	97
REAL ESTATE TAX	1.02	94
BUILDING INS	.13	93
PERS PROP TAX	.04	20
OTHER TAXES	.03	35
LEASING EXPENSES	.21	74
ADV PROMOTION	.02	44
COMM FEES	.15	46
TENANT ALTS	.24	43
BUY-OUTS	.04	3
TOTAL PAYROLL	.80	75
CLEANING	.50	34
REPAIR MAINT	.48	68
RDS GROUNDS	.07	16
SECURITY	.22	33
ADMINISTRATIVE	.29	46
TOTAL CONTRACTS	1.45	74
CLEANING	.66	70
REPAIR MAINT	.32	64
RDS GROUNDS	.03	45
SECURITY	.13	52
ADMINISTRATIVE	.46	54

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
20-29 YEARS LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS 500,294 SQ.FT.					495,294 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					20	9.94	10.43	7.16	11.87
RETAIL AREA									
OTHER AREA	12.16	12.16			1				
TOTAL RENT	9.99	10.43	7.16	11.87	20				
MISCELLANEOUS	.27	.19	.04	.44	10				
TOTAL INCOME	10.15	10.48	7.38	12.27	20				
EXPENSE									
CLEANING	.76	.74	.56	.93	22	.77	.78	.56	.93
REPAIR-MAINT	1.24	.83	.65	1.10	22	1.26	.88	.65	1.10
UTILITIES	1.84	1.56	1.24	2.43	22	1.86	1.56	1.24	2.43
RDS GNDS SEC	.22	.16	.08	.36	17	.22	.16	.08	.38
ADMINISTRATIVE	.56	.50	.32	.87	22	.58	.50	.32	.87
TOTAL OPER EXP	4.60	4.31	3.21	5.70	22	4.64	4.46	3.21	5.70
FIXED EXPENSES	.97	.94	.68	1.14	21	.97	.94	.68	1.14
TOTAL OPER+FIXED	5.49	5.43	3.80	6.56	22	5.75	5.63	3.80	6.58
LEASING EXP	.23	.14	.05	.41	16				
TOTAL PAYROLL	.63	.38	.27	.63	8				
TOTAL CONTRACT	1.86	1.66	.72	2.08	12				

AVG SQFT OFC TEN	1620	21	AVG OFFICE OCCUPANCY	91.0	22
AVG SQFT RET TEN			AVG RETAIL OCCUPANCY		
AVG SQFT OFC WORK	187	18	AVG RATE YR-END RENT	11.95	20
			RENTABLE GROSS SQFT	.80	12

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.67	13
PAYROLL		
CONTRACT	.60	12
SUP MAT MISC	.10	10
TRASH REMOVAL	.06	13
REPR MAINT TOTAL	.88	14
PAYROLL	.37	7
ELEVATOR	.08	9
HVAC	.22	12
ELECTRICAL	.06	12
STRUCT ROOF	.05	9
PLUMBING	.03	13
FIRE LIFE SFTY	.02	4
OTHER MAINT SUP	.26	14
UTILITIES TOTAL	1.50	13
ELECTRIC	1.13	13
GAS	.23	12
FUEL OIL		
PURCH STEAM	1.74	1
PURCH CH WTR		
COAL		
WATER SEWER	.05	13
RDS GNDS SEC TOT	.12	9
RDS GNDS TOTAL	.14	8
RDS GNDS PAYRL		
RDS GNDS CONTR	.17	4
RDS GNDS OTHER	.12	6
SECURITY TOTAL	.11	3
SEC PAYROLL	.00	1
SEC CONTRACTS	.16	2
SEC OTHER	.01	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.53	14
PAYROLL	.44	3
MGMT FEES	.49	12
LEGAL FEES	.04	7
AUDIT FEES	.06	7
GEN OFC EXP	.01	9
OTHER ADM EXP	.02	6
FIXED EXP TOTAL	.98	13
REAL ESTATE TAX	.77	13
BUILDING INS	.19	13
PERS PROP TAX	.00	1
OTHER TAXES	.00	5
LEASING EXPENSES	.09	11
ADV PROMOTION	.05	7
COMM FEES	.11	4
TENANT ALTS	.03	5
BUY-OUTS		
TOTAL PAYROLL	.42	5
CLEANING		
REPAIR MAINT	.34	4
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	2
TOTAL CONTRACTS	1.52	7
CLEANING	.60	7
REPAIR MAINT	.20	5
RDS GROUNDS	.12	5
SECURITY	.15	2
ADMINISTRATIVE	.47	7

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
20-29 YEARS 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS 1,663,499 SQ.FT.					1,592,915 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					18	12.04	11.75	9.60	14.21
RETAIL AREA	14.06	13.62	9.77	18.05	6				
OTHER AREA	7.92	7.92			1				
TOTAL RENT	12.12	11.74	9.59	14.31	20				
MISCELLANEOUS	.73	.11	.03	.65	13				
TOTAL INCOME	12.60	12.59	9.59	14.97	20				
EXPENSE									
CLEANING	.78	.70	.58	1.00	23	.81	.76	.58	1.00
REPAIR-MAINT	1.21	1.16	.76	1.42	23	1.26	1.16	.76	1.50
UTILITIES	1.73	1.75	1.45	2.13	23	1.76	1.75	1.50	2.13
RDS GNDS SEC	.25	.20	.11	.28	22	.25	.20	.11	.28
ADMINISTRATIVE	.75	.72	.28	.93	23	.75	.72	.28	.93
TOTAL OPER EXP	4.72	4.49	3.82	5.36	23	4.86	4.57	3.99	5.38
FIXED EXPENSES	1.39	1.23	.82	1.71	21	1.39	1.23	.82	1.71
TOTAL OPER+FIXED	5.98	5.80	4.89	6.66	23	6.24	6.34	4.89	6.66
LEASING EXP	.40	.22	.09	.54	16				
TOTAL PAYROLL	.65	.65	.42	.88	18				
TOTAL CONTRACT	1.76	1.24	1.06	2.09	17				

AVG SQFT OFC TEN	4889	23	AVG OFFICE OCCUPANCY	92.7	23
AVG SQFT RET TEN	2341	6	AVG RETAIL OCCUPANCY	91.1	6
AVG SQFT OFC WORK	240	15	AVG RATE YR-END RENT	14.53	21
			RENTABLE GROSS SQFT	.85	11

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.73	15	ADMIN TOTAL	.66	15
PAYROLL	.35	6	PAYROLL	.18	7
CONTRACT	.65	14	MGMT FEES	.50	11
SUP MAT MISC	.07	12	LEGAL FEES	.06	8
TRASH REMOVAL	.04	12	AUDIT FEES	.05	5
			GEN OFC EXP	.04	11
REPR MAINT TOTAL	1.16	15	OTHER ADM EXP	.04	10
PAYROLL	.71	13			
ELEVATOR	.14	14	FIXED EXP TOTAL	1.08	15
HVAC	.12	14	REAL ESTATE TAX	.93	15
ELECTRICAL	.04	12	BUILDING INS	.13	15
STRUCT ROOF	.02	5	PERS PROP TAX	.13	3
PLUMBING	.02	11	OTHER TAXES	.02	2
FIRE LIFE SFTY	.01	4			
OTHER MAINT SUP	.17	14	LEASING EXPENSES	.26	12
			ADV PROMOTION	.04	6
UTILITIES TOTAL	1.75	15	COMM FEES	.23	7
ELECTRIC	1.36	15	TENANT ALTS	.31	6
GAS	.27	12	BUY-OUTS		
FUEL OIL	.01	1			
PURCH STEAM	.29	1	TOTAL PAYROLL	.62	11
PURCH CH WTR			CLEANING	.19	3
COAL			REPAIR MAINT	.45	10
WATER SEWER	.07	14	RDS GROUNDS	.01	2
			SECURITY	.22	3
RDS GNDS SEC TOT	.18	15	ADMINISTRATIVE	.20	4
RDS GNDS TOTAL	.06	12			
RDS GNDS PAYRL	.01	3	TOTAL CONTRACTS	1.57	10
RDS GNDS CONTR	.08	7	CLEANING	.69	10
RDS GNDS OTHER	.03	7	REPAIR MAINT	.34	10
SECURITY TOTAL	.22	12	RDS GROUNDS	.08	5
SEC PAYROLL	.11	4	SECURITY	.10	8
SEC CONTRACTS	.17	10	ADMINISTRATIVE	.60	9
SEC OTHER	.06	1			

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
20-29 YEARS 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	61 BLDS 11,357,107 SQ.FT.					10,479,321 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					47	13.03	12.07	9.88	16.11
RETAIL AREA	13.93	14.54	10.31	19.22	26				
OTHER AREA	2.77	3.04	.86	9.49	13				
TOTAL RENT	12.83	11.76	9.19	15.93	53				
MISCELLANEOUS	.39	.11	.03	.32	32				
TOTAL INCOME	13.06	12.10	9.22	16.01	53				
EXPENSE									
CLEANING	1.08	.87	.62	1.22	61	1.16	.98	.67	1.33
REPAIR-MAINT	1.28	1.27	.91	1.62	61	1.38	1.32	.95	1.69
UTILITIES	1.85	1.82	1.35	2.16	61	1.98	1.92	1.41	2.33
RDS GNDS SEC	.37	.30	.10	.47	55	.37	.30	.10	.47
ADMINISTRATIVE	.73	.70	.40	.99	61	.73	.70	.40	.99
TOTAL OPER EXP	5.29	5.05	3.95	5.96	61	5.69	5.55	4.39	6.55
FIXED EXPENSES	1.73	1.18	.80	2.10	60	1.73	1.18	.80	2.10
TOTAL OPER+FIXED	6.99	6.63	5.06	7.75	61	7.49	6.86	5.63	8.70
LEASING EXP	.32	.15	.08	.39	48				
TOTAL PAYROLL	1.29	.90	.59	1.60	52				
TOTAL CONTRACT	1.57	1.08	.69	2.07	51				

AVG SQFT OFC TEN	5323	58	AVG OFFICE OCCUPANCY	93.2	60
AVG SQFT RET TEN	2678	29	AVG RETAIL OCCUPANCY	94.0	29
AVG SQFT OFC WORK	272	41	AVG RATE YR-END RENT	16.04	49
			RENTABLE GROSS SQFT	.63	26

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.98	45	ADMIN TOTAL	.79	44
PAYROLL	.56	19	PAYROLL	.31	30
CONTRACT	.66	42	MGMT FEES	.36	30
SUP MAT MISC	.06	37	LEGAL FEES	.04	25
TRASH REMOVAL	.04	42	AUDIT FEES	.03	19
			GEN OFC EXP	.04	36
REPR MAINT TOTAL	1.24	45	OTHER ADM EXP	.03	34
PAYROLL	.44	41			
ELEVATOR	.17	45	FIXED EXP TOTAL	1.17	45
HVAC	.13	44	REAL ESTATE TAX	.93	43
ELECTRICAL	.06	43	BUILDING INS	.13	43
STRUCT ROOF	.03	23	PERS PROP TAX	.06	12
PLUMBING	.02	34	OTHER TAXES	.02	17
FIRE LIFE SFTY	.01	19			
OTHER MAINT SUP	.18	44	LEASING EXPENSES	.16	35
			ADV PROMOTION	.02	20
UTILITIES TOTAL	1.93	45	COMM FEES	.08	27
ELECTRIC	1.60	45	TENANT ALTS	.16	21
GAS	.16	25	BUY-OUTS		
FUEL OIL	.06	4			
PURCH STEAM	.42	18	TOTAL PAYROLL	.80	39
PURCH CH WTR	1.73	1	CLEANING	.56	18
COAL			REPAIR MAINT	.43	37
WATER SEWER	.07	45	RDS GROUNDS	.09	9
			SECURITY	.24	17
RDS GNDS SEC TOT	.31	41	ADMINISTRATIVE	.33	24
RDS GNDS TOTAL	.04	32			
RDS GNDS PAYRL	.09	8	TOTAL CONTRACTS	1.20	38
RDS GNDS CONTR	.03	26	CLEANING	.70	35
RDS GNDS OTHER	.01	12	REPAIR MAINT	.31	35
SECURITY TOTAL	.26	40	RDS GROUNDS	.02	23
SEC PAYROLL	.25	19	SECURITY	.16	28
SEC CONTRACTS	.13	32	ADMINISTRATIVE	.43	25
SEC OTHER	.00	11			

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
20-29 YEARS 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS 8,888,949 SQ.FT.					8,198,245 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					14	14.74	12.62	9.38	20.47
RETAIL AREA	15.04	14.18	1.08	24.80	10				
OTHER AREA	6.91	2.82	.30	8.56	7				
TOTAL RENT	14.96	13.03	10.22	19.57	17				
MISCELLANEOUS	.32	.21	.11	.55	14				
TOTAL INCOME	15.23	13.32	10.54	19.63	17				
EXPENSE									
CLEANING	1.28	1.32	.72	1.72	21	1.38	1.38	.82	1.90
REPAIR-MAINT	1.48	1.31	1.01	1.92	21	1.59	1.39	1.05	1.92
UTILITIES	1.89	1.83	1.33	2.13	21	2.01	1.94	1.44	2.26
RDS GNDS SEC	.43	.34	.18	.57	19	.43	.34	.18	.57
ADMINISTRATIVE	.63	.64	.43	.91	21	.63	.64	.43	.91
TOTAL OPER EXP	5.66	5.68	4.36	6.77	21	6.08	5.74	4.94	6.82
FIXED EXPENSES	2.32	1.55	1.21	3.34	21	2.32	1.55	1.21	3.34
TOTAL OPER+FIXED	7.98	7.51	6.14	9.24	21	8.40	8.04	6.48	9.62
LEASING EXP	.38	.34	.03	.52	14				
TOTAL PAYROLL	1.60	1.17	.47	2.73	18				
TOTAL CONTRACT	1.65	1.48	.69	2.19	17				

AVG SQFT OFC TEN	10511	21	AVG OFFICE OCCUPANCY	93.5	21
AVG SQFT RET TEN	3398	14	AVG RETAIL OCCUPANCY	99.0	14
AVG SQFT OFC WORK	208	18	AVG RATE YR-END RENT	23.01	21
			RENTABLE GROSS SQFT	.85	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.33	17
PAYROLL	.89	10
CONTRACT	.61	16
SUP MAT MISC	.07	15
TRASH REMOVAL	.03	13
REPR MAINT TOTAL	1.38	17
PAYROLL	.66	14
ELEVATOR	.26	17
HVAC	.16	17
ELECTRICAL	.02	17
STRUCT ROOF	.07	8
PLUMBING	.01	13
FIRE LIFE SFTY	.03	10
OTHER MAINT SUP	.16	18
UTILITIES TOTAL	1.98	17
ELECTRIC	1.37	17
GAS	.28	9
FUEL OIL	.02	5
PURCH STEAM	.52	9
PURCH CH WTR		
COAL		
WATER SEWER	.08	16
RDS. GNDS. SEC TOT	.34	15
RDS GNDS TOTAL	.08	10
RDS. GNDS. PAYRL	.05	5
RDS. GNDS CONTR	.02	9
RDS. GNDS OTHER	.07	7
SECURITY TOTAL	.27	15
SEC PAYROLL	.22	11
SEC CONTRACTS	.15	11
SEC OTHER	.04	7

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.63	17
PAYROLL	.31	15
MGMT FEES	.29	12
LEGAL FEES	.03	11
AUDIT FEES	.01	8
GEN OFC EXP	.05	14
OTHER ADM EXP	.07	11
FIXED EXP TOTAL	1.55	17
REAL ESTATE TAX	1.38	17
BUILDING INS	.08	17
PERS PROP TAX	.02	3
OTHER TAXES	.06	8
LEASING EXPENSES	.44	11
ADV PROMOTION	.00	7
COMM FEES	.23	5
TENANT ALTS	.28	7
BUY-OUTS	.04	1
TOTAL PAYROLL	1.35	18
CLEANING	.79	11
REPAIR MAINT	.76	13
RDS GROUNDS	.05	5
SECURITY	.22	11
ADMINISTRATIVE	.24	13
TOTAL CONTRACTS	1.93	15
CLEANING	.63	14
REPAIR MAINT	.56	12
RDS GROUNDS	.02	9
SECURITY	.17	10
ADMINISTRATIVE	.56	10

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
20-29 YEARS MORE THAN 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 11,240,122 SQ.FT.					10,600,671 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	14.23	14.46	8.35	27.58
RETAIL AREA	12.14	16.23			3				
OTHER AREA	15.64	6.23			3				
TOTAL RENT	16.65	16.26	8.22	29.16	10				
MISCELLANEOUS	.80	.19	.04	1.37	8				
TOTAL INCOME	17.08	16.40	8.51	30.26	10				
EXPENSE									
CLEANING	1.20	1.02	.73	1.52	11	1.27	1.09	.91	1.65
REPAIR-MAINT	1.28	1.51	.67	1.74	11	1.35	1.55	.79	1.95
UTILITIES	2.63	2.14	1.73	3.26	11	2.77	2.40	1.77	3.26
RDS GNDS SEC	.30	.23	.18	.47	11	.30	.23	.18	.47
ADMINISTRATIVE	.37	.35	.25	.57	11	.37	.35	.25	.57
TOTAL OPER EXP	5.77	5.78	4.29	6.91	11	6.09	6.14	4.75	7.43
FIXED EXPENSES	3.73	3.29	1.69	5.06	9	3.73	3.29	1.69	5.08
TOTAL OPER+FIXED	8.63	7.91	6.70	10.75	11	9.81	8.17	6.96	11.11
LEASING EXP	.48	.28	.10	1.60	8				
TOTAL PAYROLL	.88	.69	.51	1.66	8				
TOTAL CONTRACT	2.81	1.50	.55	4.35	8				

AVG SQFT OFC TEN	37158	10	AVG OFFICE OCCUPANCY	95.9	10
AVG SQFT RET TEN	5739	8	AVG RETAIL OCCUPANCY	98.6	8
AVG SQFT OFC WORK	277	9	AVG RATE YR-END RENT	28.81	9
			RENTABLE GROSS SQFT	.79	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.00	7
PAYROLL	.48	2
CONTRACT	.74	7
SUP MAT MISC	.05	7
TRASH REMOVAL	.02	7
REPR MAINT TOTAL	.79	7
PAYROLL	.50	6
ELEVATOR	.25	7
HVAC	.09	6
ELECTRICAL	.07	4
STRUCT ROOF	.16	4
PLUMBING	.01	5
FIRE LIFE SFTY	.00	4
OTHER MAINT SUP	.13	6
UTILITIES TOTAL	1.98	7
ELECTRIC	1.56	7
GAS	.22	6
FUEL OIL		
PURCH STEAM	1.13	2
PURCH CH WTR		
COAL		
WATER SEWER	.11	7
RDS GNDS SEC TOT	.30	7
RDS. GNDS TOTAL	.06	4
RDS GNDS PAYRL		
RDS GNDS CONTR	.03	4
RDS GNDS OTHER	.04	2
SECURITY TOTAL	.28	7
SEC PAYROLL	.25	3
SEC CONTRACTS	.11	7
SEC OTHER	.03	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.57	7
PAYROLL	.22	5
MGMT FEES	.21	6
LEGAL FEES	.05	3
AUDIT FEES	.02	5
GEN OFC EXP	.05	7
OTHER ADM EXP	.01	5
FIXED EXP TOTAL	3.07	7
REAL ESTATE TAX	2.32	8
BUILDING INS	.13	5
PERS PROP TAX	.48	1
OTHER TAXES	.01	3
LEASING EXPENSES	.37	5
ADV PROMOTION	.01	4
COMM. FEES	.33	3
TENANT ALTS	.95	2
BUY-OUTS	.30	2
TOTAL PAYROLL	.95	4
CLEANING	.46	2
REPAIR MAINT	.59	4
RDS GROUNDS		
SECURITY	.31	2
ADMINISTRATIVE	.22	3
TOTAL CONTRACTS	.92	4
CLEANING	.45	4
REPAIR MAINT	.37	2
RDS GROUNDS	.00	3
SECURITY	.07	4
ADMINISTRATIVE	.20	3

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
30-39 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	37 BLDS 8,281,509 SQ.FT.					7,664,381 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					30	14.38	10.65	6.68	13.70
RETAIL AREA	10.43	10.85	7.89	26.02	13				
OTHER AREA	10.48	6.27	3.42	35.69	6				
TOTAL RENT	13.95	10.75	7.18	13.99	32				
MISCELLANEOUS	.34	.14	.08	.32	18				
TOTAL INCOME	14.18	10.92	7.18	13.99	32				
EXPENSE									
CLEANING	1.53	.91	.66	1.66	37	1.63	.91	.68	1.71
REPAIR-MAINT	1.46	1.11	.77	1.76	37	1.56	1.20	.76	1.87
UTILITIES	1.91	1.84	1.23	1.99	37	2.02	1.81	1.22	2.09
RDS GNDS SEC	.43	.28	.09	.57	36	.43	.28	.09	.57
ADMINISTRATIVE	.69	.52	.35	.83	37	.69	.52	.35	.83
TOTAL OPER EXP	6.03	5.11	3.98	8.30	37	6.41	5.40	3.77	8.50
FIXED EXPENSES	2.28	1.53	.56	2.16	37	2.28	1.53	.56	2.16
TOTAL OPER+FIXED	8.31	6.55	4.90	8.57	37	8.69	6.80	4.86	8.57
LEASING EXP	.26	.39	.12	.81	19				
TOTAL PAYROLL	2.11	1.40	.46	2.69	23				
TOTAL CONTRACT	1.56	1.26	.68	1.97	26				

AVG SQFT OFC TEN	9950	35	AVG OFFICE OCCUPANCY	87.7	37
AVG SQFT RET TEN	2182	15	AVG RETAIL OCCUPANCY	95.9	19
AVG SQFT OFC WORK	232	29	AVG RATE YR-END RENT	14.48	32
			RENTABLE GROSS SQFT	.86	16

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.90	26	ADMIN TOTAL	.51	26
PAYROLL	.60	15	PAYROLL	.42	14
CONTRACT	.63	24	MGMT FEES	.29	17
SUP MAT MISC	.10	21	LEGAL FEES	.03	8
TRASH REMOVAL	.03	21	AUDIT FEES	.03	5
			GEN OFC EXP	.08	19
REPR. MAINT TOTAL	1.33	25	OTHER ADM EXP	.03	15
PAYROLL	.91	18			
ELEVATOR	.20	20	FIXED EXP TOTAL	1.13	26
HVAC	.18	23	REAL ESTATE TAX	.92	24
ELECTRICAL	.06	23	BUILDING INS	.10	24
STRUCT ROOF	.07	14	PERS PROP TAX	.05	7
PLUMBING	.02	21	OTHER TAXES	.01	3
FIRE LIFE SFTY	.03	11			
OTHER MAINT SUP	.23	24	LEASING EXPENSES	.39	15
			ADV PROMOTION	.02	10
UTILITIES TOTAL	1.74	26	COMM/FEES	.02	9
ELECTRIC	1.30	26	TENANT ALTS	.25	14
GAS	.18	22	BUY-OUTS		
FUEL OIL	.02	3			
PURCH STEAM	.64	5	TOTAL PAYROLL	1.57	19
PURCH CH WTR			CLEANING	.56	13
COAL			REPAIR MAINT	.88	17
WATER SEWER	.08	26	RDS GROUNDS	.08	3
			SECURITY	.47	7
RDS GNDS SEC TOT	.28	25	ADMINISTRATIVE	.42	14
RDS GNDS TOTAL	.05	18			
RDS GNDS PAYRL	.08	3	TOTAL CONTRACTS	1.25	21
RDS GNDS CONTR	.04	14	CLEANING	.40	20
RDS GNDS OTHER	.01	7	REPAIR MAINT	.33	21
SECURITY TOTAL	.30	18	RDS GROUNDS	.04	10
SEC PAYROLL	.44	10	SECURITY	.20	13
SEC CONTRACTS	.15	12	ADMINISTRATIVE	.29	14
SEC OTHER	.02	8			

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
30-39 YEARS LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS 291,582 SQ.FT.					280,635 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					12	9.31	7.37	5.58	12.64
RETAIL AREA	18.07	18.22			2				
OTHER AREA									
TOTAL RENT	9.40	7.37	5.58	12.64	12				
MISCELLANEOUS	.56	.28	.16	.71	4				
TOTAL INCOME	9.55	7.93	5.71	12.64	12				
EXPENSE									
CLEANING	.67	.67	.47	.89	12	.67	.66	.39	.87
REPAIR-MAINT	.93	.87	.60	1.18	12	.94	.79	.56	1.18
UTILITIES	1.37	1.22	1.05	1.65	12	1.38	1.22	1.05	1.63
RDS. GNDS SEC	.21	.09	.02	.55	11	.21	.09	.02	.55
ADMINISTRATIVE	.52	.48	.42	.55	12	.52	.48	.42	.55
TOTAL OPER EXP	3.68	4.06	3.28	4.55	12	3.74	3.75	3.08	4.29
FIXED EXPENSES	.90	.70	.55	.89	12	.90	.70	.55	.89
TOTAL OPER+FIXED	4.58	4.90	3.93	5.34	12	4.64	4.86	3.61	5.19
LEASING EXP	.39	.47	.26	.65	11				
TOTAL PAYROLL	.67	.38	.11	1.05	8				
TOTAL CONTRACT	1.10	1.68	.62	1.97	8				

AVG SQFT OFC TEN	1345	12	AVG OFFICE OCCUPANCY	84.8	12
AVG SQFT RET TEN	880	2	AVG RETAIL OCCUPANCY	64.1	2
AVG SQFT OFC WORK	247	9	AVG RATE YR-END RENT	12.28	12
			RENTABLE GROSS SQFT	.92	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.78	8	ADMIN TOTAL	.50	8
PAYROLL	.20	3	PAYROLL	.40	1
CONTRACT	.70	8	MGMT FEES	.34	7
SUP MAT MISC	.07	4	LEGAL FEES	.13	2
TRASH REMOVAL	.05	8	AUDIT FEES	.02	1
			GEN OFC EXP	.11	4
REPR. MAINT TOTAL	.95	7	OTHER ADM EXP	.02	3
PAYROLL	.16	3			
ELEVATOR	.06	2	FIXED EXP TOTAL	.87	8
HVAC	.20	7	REAL ESTATE TAX	.62	7
ELECTRICAL	.07	7	BUILDING INS	.13	8
STRUCT ROOF	.27	4	PERS PROP TAX	.10	2
PLUMBING	.02	5	OTHER TAXES		
FIRE LIFE SFTY	.02	2			
OTHER MAINT SUP	.27	7	LEASING EXPENSES	.56	8
			ADV PROMOTION	.02	3
UTILITIES TOTAL	1.06	8	COMM/FEES	.02	5
ELECTRIC	.95	8	TENANT ALTS	.40	8
GAS	.30	8	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.14	4
PURCH CH WTR			CLEANING	.16	2
COAL			REPAIR MAINT	.12	2
WATER SEWER	.03	8	RDS. GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.04	7	ADMINISTRATIVE	.40	1
RDS GNDS TOTAL	.04	7			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.85	5
RDS GNDS CONTR	.08	4	CLEANING	.43	5
RDS. GNDS OTHER	.01	5	REPAIR. MAINT	.54	5
SECURITY TOTAL	.01	1	RDS. GROUNDS	.04	3
SEC PAYROLL			SECURITY	.01	1
SEC CONTRACTS	.01	1	ADMINISTRATIVE	.38	4
SEC OTHER					

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
30-39 YEARS 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS 2,552,971 SQ.FT.					2,364,671 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	11.19	11.63	7.30	13.70
RETAIL AREA	17.77	11.66	8.85	30.17	6				
OTHER AREA	3.89	3.42			2				
TOTAL RENT	11.63	12.13	7.94	14.41	10				
MISCELLANEOUS	.88	.04	.01	1.19	4				
TOTAL INCOME	11.99	13.32	7.94	14.42	10				
EXPENSE									
CLEANING	1.50	.90	.69	1.81	14	1.60	.93	.72	2.04
REPAIR MAINT	1.58	1.63	.77	1.98	14	1.68	1.77	.85	2.13
UTILITIES	2.11	1.89	1.48	2.18	14	2.21	1.93	1.55	2.28
RDS GNDS SEC	.33	.27	.10	.45	14	.33	.27	.10	.45
ADMINISTRATIVE	.75	.54	.29	1.23	14	.75	.54	.29	1.23
TOTAL OPER EXP	6.27	5.54	4.42	6.77	14	6.66	5.75	4.42	7.55
FIXED EXPENSES	1.59	1.69	.45	2.64	14	1.59	1.69	.45	2.64
TOTAL OPER+FIXED	7.87	6.77	6.03	8.94	14	8.25	7.20	6.04	9.52
LEASING EXP	.28	.13	.07	.44	4				
TOTAL PAYROLL	2.51	1.93	.82	3.94	11				
TOTAL CONTRACT	1.07	.89	.66	1.38	11				

AVG SQFT OFC TEN	10104	13	AVG OFFICE OCCUPANCY	86.4	14
AVG SQFT RET TEN	2470	8	AVG RETAIL OCCUPANCY	92.6	10
AVG SQFT OFC WORK	229	11	AVG RATE YR-END RENT	14.02	11
			RENTABLE GROSS SQFT	.79	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.63	11	ADMIN TOTAL	.51	11
PAYROLL	1.09	8	PAYROLL	.49	8
CONTRACT	.14	11	MGMT FEES	.42	8
SUP MAT MISC	.10	11	LEGAL FEES	.01	3
TRASH REMOVAL	.03	9	AUDIT FEES	.07	2
			GEN OFC EXP	.04	9
REPR MAINT TOTAL	1.54	11	OTHER ADM EXP	.03	7
PAYROLL	.97	10			
ELEVATOR	.19	11	FIXED EXP TOTAL	.55	11
HVAC	.09	8	REAL ESTATE TAX	.45	10
ELECTRICAL	.06	9	BUILDING INS	.10	10
STRUCT ROOF	.07	5	PERS PROP TAX	.05	5
PLUMBING	.03	9	OTHER TAXES	.01	3
FIRE LIFE SFTY	.04	5			
OTHER MAINT SUP	.13	11	LEASING EXPENSES	.13	4
			ADV PROMOTION	.02	4
UTILITIES TOTAL	1.88	11	COMM FEES	.06	3
ELECTRIC	1.54	11	TENANT ALTS	.07	3
GAS	.14	9	BUY-OUTS		
FUEL OIL	.00	1			
PURCH STEAM	.70	3	TOTAL PAYROLL	2.03	10
PURCH CH WTR			CLEANING	.79	7
COAL			REPAIR MAINT	.97	10
WATER SEWER	.09	11	RDS GROUNDS	.08	1
			SECURITY	.31	5
RDS GNDS SEC TOT	.37	11	ADMINISTRATIVE	.49	8
RDS GNDS TOTAL	.05	5			
RDS GNDS PAYRL	.08	1	TOTAL CONTRACTS	.87	10
RDS GNDS CONTR	.02	4	CLEANING	.14	9
RDS GNDS OTHER	.01	1	REPAIR MAINT	.20	10
SECURITY TOTAL	.31	11	RDS GROUNDS	.04	3
SEC PAYROLL	.38	7	SECURITY	.10	8
SEC CONTRACTS	.10	7	ADMINISTRATIVE	.28	7
SEC OTHER	.01	5			

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
30-39 YEARS 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 2,209,879 SQ.FT.					2,103,228 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	10.47	10.27		
RETAIL AREA	20.24	730.43			2				
OTHER AREA	21.86	9.57			3				
TOTAL RENT	11.46	12.26	10.05	12.70	5				
MISCELLANEOUS	.25	.07	.04	.60	5				
TOTAL INCOME	11.71	12.46	10.09	13.23	5				
EXPENSE									
CLEANING	1.17	1.23	.76	1.56	6	1.22	1.28	.79	1.70
REPAIR MAINT	1.46	1.10	.98	2.23	6	1.53	1.19	1.03	2.31
UTILITIES	1.86	1.88	1.72	2.00	6	1.94	1.99	1.75	2.12
RDS GNDS SEC	.64	.62	.43	.82	6	.64	.62	.43	.82
ADMINISTRATIVE	.97	.57	.45	1.66	6	.97	.57	.45	1.68
TOTAL OPER EXP	6.10	5.54	4.80	7.73	6	6.38	5.91	5.04	8.00
FIXED EXPENSES	1.85	1.82	1.50	2.25	6	1.85	1.82	1.50	2.25
TOTAL OPER+FIXED	7.94	7.42	6.62	9.60	6	8.23	7.86	6.60	9.87
LEASING EXP	.39	.39			1				
TOTAL PAYROLL	3.71	3.77			2				
TOTAL CONTRACT	1.22	.89			3				

AVG SQFT OFC TEN	11848	6	AVG OFFICE OCCUPANCY	77.7	6
AVG SQFT RET TEN	1850	5	AVG RETAIL OCCUPANCY	100.0	5
AVG SQFT OFC WORK	238	6	AVG RATE YR-END RENT	17.70	5
			RENTABLE GROSS SQFT	.93	1

COMPONENT COSTS -TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.28	3	ADMIN TOTAL	1.24	3
PAYROLL	.93	2	PAYROLL	1.23	2
CONTRACT	.38	3	MGMT FEES	.15	1
SUP MAT MISC	.05	2	LEGAL FEES	.01	1
TRASH REMOVAL	.02	2	AUDIT FEES		
			GEN OFC EXP	.24	3
REPR MAINT TOTAL	1.38	3	OTHER ADM EXP	.18	2
PAYROLL	1.00	2			
ELEVATOR	.25	3	FIXED EXP TOTAL	1.53	3
HVAC	.11	3	REAL ESTATE TAX	1.41	3
ELECTRICAL	.01	3	BUILDING INS	.10	3
STRUCT ROOF	.01	1	PERS PROP TAX		
PLUMBING	.01	3	OTHER TAXES		
FIRE LIFE SFTY	.00	1			
OTHER MAINT SUP	.39	3	LEASING EXPENSES	.39	1
			ADV PROMOTION	.00	1
UTILITIES TOTAL	1.75	3	COMM FEES	.01	1
ELECTRIC	1.32	3	TENANT ALTS	.39	1
GAS	.28	2	BUY-OUTS		
FUEL OIL	.04	1			
PURCH STEAM	.64	1	TOTAL PAYROLL	3.77	2
PURCH CH WTR			CLEANING	.93	2
COAL			REPAIR MAINT	1.00	2
WATER SEWER	.13	3	RDS GROUNDS	.19	1
			SECURITY	.51	2
RDS GNDS SEC TOT	.55	3	ADMINISTRATIVE	1.23	2
RDS GNDS TOTAL	.18	2			
RDS GNDS PAYRL	.19	1	TOTAL CONTRACTS	.89	3
RDS GNDS CONTR	.06	2	CLEANING	.38	3
RDS GNDS OTHER	.05	1	REPAIR MAINT	.33	3
SECURITY TOTAL	.55	3	RDS GROUNDS	.06	2
SEC PAYROLL	.51	2	SECURITY	.20	2
SEC CONTRACTS	.20	2	ADMINISTRATIVE	.20	1
SEC OTHER	.01	1			

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
30-39 YEARS MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 3,088,334 SQ.FT.					2,775,084 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	18.50	22.20		
RETAIL AREA	6.79	1.28			3				
OTHER AREA	7.50	7.50			1				
TOTAL RENT	17.34	21.10			3				
MISCELLANEOUS	25	.20			2				
TOTAL INCOME	17.51	21.16			3				
EXPENSE									
CLEANING	1.92	1.89			3	2.08	2.08		
REPAIR MAINT	1.42	1.18			3	1.54	1.29		
UTILITIES	1.84	1.89			3	1.99	1.89		
RDS GNDS SEC	.39	.28			3	39	.28		
ADMINISTRATIVE	.47	.38			3	.47	.38		
TOTAL OPER EXP	6.04	6.30			3	6.56	6.65		
FIXED EXPENSES	3.31	3.71			3	3.31	3.71		
TOTAL OPER+FIXED	9.35	8.90			3	9.87	9.65		
LEASING EXP	.22	.31			2				
TOTAL PAYROLL	1.05	.98			2				
TOTAL CONTRACT	2.50	2.44			2				

AVG SQFT OFC TEN	37553	2	AVG OFFICE OCCUPANCY	96.0	3
AVG SQFT RET TEN			AVG RETAIL OCCUPANCY	98.8	2
AVG SQFT OFC WORK	225	1	AVG RATE YR-END RENT	19.37	3
			RENTABLE GROSS SQFT	91	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS. GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
40-49 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 553,938 SQ.FT.					471,966 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	9.12	7.53		
RETAIL AREA	6.84	6.84			1				
OTHER AREA									
TOTAL RENT	8.84	7.50			3				
MISCELLANEOUS									
TOTAL INCOME	8.84	7.50			3				
EXPENSE									
CLEANING	.85	.86	.77	.88	4	1.00	.93	.81	1.01
REPAIR-MAINT	1.87	1.87	1.20	2.10	4	2.17	1.98	1.20	2.40
UTILITIES	2.12	1.60	1.51	2.02	4	2.44	1.60	1.51	2.33
RDS GNDS SEC	.39	.28	.07	.46	4	.39	.28	.07	.46
ADMINISTRATIVE	.27	.34	.22	.56	4	.27	.34	.22	.56
TOTAL OPER EXP	5.50	4.68	4.34	5.46	4	6.39	4.83	4.41	6.28
FIXED EXPENSES	1.59	.65	.43	1.43	4	1.59	.65	.43	1.43
TOTAL OPER+FIXED	7.10	5.11	4.99	6.67	4	7.98	5.26	5.06	7.49
LEASING EXP	.36	.25			3				
TOTAL PAYROLL	1.60	1.07			3				
TOTAL CONTRACT	.96	2.43			3				

AVG SQFT OFC TEN	8784	3	AVG OFFICE OCCUPANCY	95.3	4
AVG SQFT RET TEN	1333	1	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	199	3	AVG RATE YR-END RENT	12.87	3
			RENTABLE GROSS SQFT	.83	2

COMPONENT COSTS- TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	4
PAYROLL	.48	2
CONTRACT	65	4
SUP MAT MISC	.03	3
TRASH REMOVAL	.04	2
REPR MAINT TOTAL	1.87	4
PAYROLL	.49	4
ELEVATOR	.19	4
HVAC	.26	4
ELECTRICAL	.11	4
STRUCT ROOF	.44	2
PLUMBING	.03	4
FIRE LIFE SFTY	.02	4
OTHER MAINT SUP	.25	4
UTILITIES TOTAL	1.80	4
ELECTRIC	1.29	4
GAS	.24	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.09	4
RDS GNDS SEC TOT	.28	4
RDS GNDS TOTAL	.04	2
RDS GNDS PAYRL	.04	1
RDS GNDS CONTR	.02	1
RDS GNDS OTHER	.01	2
SECURITY TOTAL	.41	3
SEC PAYROLL	.11	3
SEC CONTRACTS	.30	1
SEC OTHER	.02	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.34	4
PAYROLL	.26	3
MGMT FEES	.36	2
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.01	2
OTHER ADM EXP	.01	2
FIXED EXP TOTAL	.65	4
REAL ESTATE TAX	.39	4
BUILDING INS	.13	4
PERS PROP TAX	.00	1
OTHER TAXES		
LEASING EXPENSES	.25	3
ADV PROMOTION		
COMM FEES	.16	2
TENANT ALTS	.39	2
BUY-OUTS		
TOTAL PAYROLL	1.07	3
CLEANING	.78	1
REPAIR MAINT	.69	3
RDS GROUNDS	.04	1
SECURITY	.09	1
ADMINISTRATIVE	.26	2
TOTAL CONTRACTS	2.43	3
CLEANING	.70	3
REPAIR MAINT	1.41	3
RDS GROUNDS	.02	1
SECURITY	.21	2
ADMINISTRATIVE	.30	1

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
50 OR MORE YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	222 BLDS 49,482,275 SQ.FT.					45,560,069 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					190	12.28	9.52	7.03	13.70
RETAIL AREA	14.56	12.15	7.76	23.85	124				
OTHER AREA	11.55	4.05	1.57	8.93	64				
TOTAL RENT	12.28	9.42	6.86	13.86	205				
MISCELLANEOUS	.88	.20	.04	.89	143				
TOTAL INCOME	12.98	9.95	7.15	14.49	205				
EXPENSE									
CLEANING	1.35	.94	.82	1.42	222	1.45	1.02	.69	1.55
REPAIR-MAINT	1.50	1.07	.72	1.58	222	1.61	1.18	.81	1.70
UTILITIES	1.88	1.54	1.12	1.96	222	1.98	1.62	1.20	2.04
RDS GNDS SEC	.30	.24	.11	.38	199	.30	.24	.11	.38
ADMINISTRATIVE	.67	.60	.40	.90	219	.67	.60	.40	.90
TOTAL OPER EXP	5.67	4.65	3.48	5.97	222	6.06	5.01	4.08	6.70
FIXED EXPENSES	1.98	.99	.64	1.96	220	1.98	.98	.64	1.98
TOTAL OPER+FIXED	7.64	5.92	4.54	7.59	222	8.04	6.41	4.90	8.37
LEASING EXP	.92	.33	.12	.90	164				
TOTAL PAYROLL	1.83	.95	.52	1.89	168				
TOTAL CONTRACT	1.43	1.25	.77	1.89	177				

AVG SQFT OFC TEN	4448	201	AVG OFFICE OCCUPANCY	90.7	218
AVG SQFT RET TEN	2779	136	AVG RETAIL OCCUPANCY	92.8	147
AVG SQFT OFC WORK	244	174	AVG RATE YR END RENT	14.75	198
			RENTABLE GROSS SQFT	.80	83

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.98	160
PAYROLL	.62	67
CONTRACT	.66	149
SUP MAT MISC	.05	140
TRASH REMOVAL	.04	143
REPR MAINT TOTAL	1.16	157
PAYROLL	.52	127
ELEVATOR	.19	154
HVAC	.10	139
ELECTRICAL	.04	138
STRUCT ROOF	.03	60
PLUMBING	.02	129
FIRE LIFE SFTY	.02	65
OTHER MAINT SUP	.19	155
UTILITIES TOTAL	1.52	160
ELECTRIC	1.13	160
GAS	.18	96
FUEL OIL	.17	21
PURCH STEAM	.42	68
PURCH CH WTR	.26	4
COAL	.04	1
WATER SEWER	.07	156
RDS GNDS SEC TOT	.21	147
RDS GNDS TOTAL	.02	49
RDS GNDS PAYRL	.05	9
RDS GNDS CONTR	.01	37
RDS GNDS OTHER	.01	22
SECURITY TOTAL	.20	143
SEC PAYROLL	.18	60
SEC CONTRACTS	.16	118
SEC OTHER	.01	29

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.59	161
PAYROLL	.29	99
MGMT FEES	.39	118
LEGAL FEES	.03	85
AUDIT FEES	.04	80
GEN OFC EXP	.04	125
OTHER ADM EXP	.04	106
FIXED EXP TOTAL	.91	161
REAL ESTATE TAX	.77	157
BUILDING INS	.13	153
PERS PROP TAX	.01	25
OTHER TAXES	.02	50
LEASING EXPENSES	.35	127
ADV PROMOTION	.02	62
COMM FEES	.11	96
TENANT ALTS	.38	94
BUY-OUTS	.15	6
TOTAL PAYROLL	1.10	117
CLEANING	.64	62
REPAIR MAINT	.51	111
RDS GROUNDS	.04	8
SECURITY	.19	46
ADMINISTRATIVE	.29	69
TOTAL CONTRACTS	1.34	127
CLEANING	.61	123
REPAIR MAINT	.28	120
RDS GROUNDS	.01	35
SECURITY	.15	106
ADMINISTRATIVE	.37	97

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
50 OR MORE YEARS LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	32 BLDS 1,180,523 SQ.FT.					1,021,208 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					30	10.46	9.27	6.87	14.90
RETAIL AREA	18.17	12.32	8.37	23.00	20				
OTHER AREA	3.93	5.67	.44	7.97	6				
TOTAL RENT	10.45	9.09	5.92	14.1	32				
MISCELLANEOUS	.38	.12	.04	.49	17				
TOTAL INCOME	10.66	9.11	5.96	15.38	32				
EXPENSE									
CLEANING	.93	.86	.55	1.17	32	1.06	.96	.62	1.36
REPAIR-MAINT	1.12	.86	.55	1.23	32	1.26	1.03	.62	1.56
UTILITIES	1.52	1.54	.98	1.83	32	1.63	1.61	1.11	1.93
RDS GNDS SEC	.27	.16	.02	.40	28	.27	.16	.02	.40
ADMINISTRATIVE	.69	.58	.44	.80	31	.69	.58	.44	.80
TOTAL OPER EXP	4.47	3.95	3.03	5.10	32	4.99	4.55	3.39	5.96
FIXED EXPENSES	1.20	.76	.66	1.27	31	1.20	.76	.66	1.27
TOTAL OPER+FIXED	5.83	4.68	3.74	6.55	32	6.25	5.35	4.26	7.33
LEASING EXP	1.03	.39	.26	1.39	25				
TOTAL PAYROLL	.97	.83	.39	1.15	18				
TOTAL CONTRACT	1.51	1.25	.82	2.10	26				

AVG SQFT OFC TEN	2302	29	AVG OFFICE OCCUPANCY	88.6	31
AVG SQFT RET TEN.	2543	20	AVG RETAIL OCCUPANCY	92.6	22
AVG SQFT OFC WORK	214	25	AVG RATE YR-END RENT	12.63	31
			RENTABLE GROSS SQFT	.85	12

COMPONENT COSTS -TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	23
PAYROLL	.49	6
CONTRACT	.60	22
SUP MAT MISC	.04	21
TRASH REMOVAL	.05	21
REPR MAINT TOTAL	.81	22
PAYROLL	.45	12
ELEVATOR	.18	21
HVAC	.08	16
ELECTRICAL	.03	18
STRUCT ROOF	.11	7
PLUMBING	.04	17
FIRE LIFE SFTY	.01	9
OTHER MAINT SUP	.18	22
UTILITIES TOTAL	1.44	24
ELECTRIC	.97	24
GAS	.21	15
FUEL OIL	.62	1
PURCH STEAM	.56	8
PURCH CH WTR		
COAL	.04	1
WATER SEWER	.07	24
RDS. GNDS. SEC TOT	.06	19
RDS. GNDS TOTAL	.01	7
RDS GNDS PAYRL		
RDS. GNDS CONTR	.01	6
RDS. GNDS OTHER	.01	2
SECURITY TOTAL	.06	17
SEC PAYROLL	.33	4
SEC CONTRACTS	.10	13
SEC OTHER	.01	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.58	24
PAYROLL	.46	5
MGMT FEES	.44	19
LEGAL FEES	.09	11
AUDIT FEES	.08	10
GEN OFC EXP	.04	14
OTHER ADM EXP	.07	16
FIXED EXP TOTAL	.75	24
REAL ESTATE TAX	.55	24
BUILDING INS	.13	22
PERS PROP TAX	.24	2
OTHER TAXES	.02	6
LEASING EXPENSES	.42	21
ADV PROMOTION	.04	6
COMM FEES	.12	17
TENANT ALTS	.43	14
BUY-OUTS	.70	2
TOTAL PAYROLL	.75	12
CLEANING	.49	4
REPAIR MAINT	.43	12
RDS. GROUNDS		
SECURITY	.59	1
ADMINISTRATIVE	.46	5
TOTAL CONTRACTS	1.28	19
CLEANING	.64	18
REPAIR MAINT	.26	17
RDS. GROUNDS	.01	6
SECURITY	.06	14
ADMINISTRATIVE	.45	15

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
50 OR MORE YEARS 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	44 BLDS 3,200,704 SQ.FT.					2,794,491 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					37	9.65	7.46	6.39	12.11
RETAIL AREA	12.46	10.66	6.45	20.01	22				
OTHER AREA	3.79	3.65	2.92	7.21	7				
TOTAL RENT	10.39	8.22	6.27	13.22	41				
MISCELLANEOUS	.27	.10	.00	.45	22				
TOTAL INCOME	10.54	8.62	6.46	13.27	41				
EXPENSE									
CLEANING	.97	.78	.53	1.30	44	1.09	.86	.61	1.41
REPAIR-MAINT	.99	.80	.56	1.20	44	1.11	.91	.71	1.24
UTILITIES	1.43	1.38	1.02	1.63	44	1.54	1.45	1.15	1.75
RDS GNDS SEC	.27	.16	.07	.42	40	.27	.16	.07	.42
ADMINISTRATIVE	.78	.59	.36	1.10	44	.78	.59	.36	1.10
TOTAL OPER EXP	4.40	4.11	3.09	5.55	44	4.91	4.62	3.47	6.06
FIXED EXPENSES	1.15	.78	.57	1.54	44	1.15	.78	.57	1.54
TOTAL OPER+FIXED	5.55	5.45	3.99	6.39	44	6.07	5.78	4.29	7.61
LEASING EXP	.78	.20	.06	.75	32				
TOTAL PAYROLL	1.04	.66	.36	1.67	33				
TOTAL CONTRACT	1.54	1.31	.96	1.89	31				

AVG SQFT OFC TEN	1992	42	AVG OFFICE OCCUPANCY	85.5	44
AVG SQFT RET TEN	3228	26	AVG RETAIL OCCUPANCY	96.5	27
AVG SQFT OFC WORK	212	32	AVG RATE YR-END RENT	12.75	39
			RENTABLE GROSS SQFT	.82	16

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.78	31
PAYROLL	.29	11
CONTRACT	.55	28
SUP MAT MISC	.05	25
TRASH REMOVAL	.05	28
REPR MAINT TOTAL	.84	30
PAYROLL	.34	25
ELEVATOR	.19	30
HVAC	.13	26
ELECTRICAL	.04	26
STRUCT ROOF	.01	15
PLUMBING	.02	24
FIRE LIFE SFTY	.02	11
OTHER MAINT SUP	.12	30
UTILITIES TOTAL	1.26	30
ELECTRIC	.94	30
GAS	.16	16
FUEL OIL	.28	4
PURCH STEAM	.38	13
PURCH CH WTR		
COAL		
WATER SEWER	.09	28
RDS GNDS SEC TOT	.16	29
RDS GNDS TOTAL	.02	13
RDS GNDS PAYRL	.05	3
RDS GNDS CONTR	.02	10
RDS GNDS OTHER	.01	8
SECURITY TOTAL	.15	27
SEC PAYROLL	.12	8
SEC CONTRACTS	.11	22
SEC OTHER	.09	3

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.61	31
PAYROLL	.31	18
MGMT FEES	.43	24
LEGAL FEES	.02	10
AUDIT FEES	.04	8
GEN OFC EXP	.03	21
OTHER ADM EXP	.02	18
FIXED EXP TOTAL	.78	31
REAL ESTATE TAX	.78	29
BUILDING INS	.09	29
PERS PROP TAX	.01	3
OTHER TAXES	.03	6
LEASING EXPENSES	.19	24
ADV PROMOTION	.02	9
COMM FEES	.10	15
TENANT ALTS	.25	16
BUY-OUTS		
TOTAL PAYROLL	.52	23
CLEANING	.29	9
REPAIR MAINT	.31	20
RDS GROUNDS	.03	2
SECURITY	.13	7
ADMINISTRATIVE	.32	16
TOTAL CONTRACTS	1.39	21
CLEANING	.82	20
REPAIR MAINT	.26	20
RDS GROUNDS	.01	9
SECURITY	.11	20
ADMINISTRATIVE	.38	17

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
50 OR MORE YEARS 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	100 BLDS 16,988,621 SQ.FT.					15,448,079 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					85	11.29	9.96	7.46	13.43
RETAIL AREA	15.27	12.43	8.04	25.09	53				
OTHER AREA	3.42	3.53	1.57	5.49	33				
TOTAL RENT	11.26	10.29	7.10	13.40	93				
MISCELLANEOUS	.57	.32	.04	.73	71				
TOTAL INCOME	11.70	10.64	7.57	13.86	93				
EXPENSE									
CLEANING	1.16	.92	.67	1.39	100	1.29	.97	.72	1.57
REPAIR-MAINT	1.24	1.13	.79	1.46	100	1.35	1.21	.89	1.70
UTILITIES	1.61	1.56	1.14	1.93	100	1.72	1.63	1.32	2.00
RDS GNDS SEC	.31	.26	.15	.39	91	.31	.26	.15	.39
ADMINISTRATIVE	.77	.67	.40	.93	98	.77	.67	.40	.93
TOTAL OPER EXP	5.06	4.65	3.89	5.91	100	5.50	5.05	4.16	6.67
FIXED EXPENSES	1.35	.91	.60	1.82	99	1.35	.91	.60	1.82
TOTAL OPER+FIXED	6.42	6.04	4.90	7.50	100	6.85	6.42	5.23	7.77
LEASING EXP	.72	.33	.14	.89	76				
TOTAL PAYROLL	1.34	.97	.56	1.74	75				
TOTAL CONTRACT	1.71	1.33	.89	2.14	78				

AVG SQFT OFC TEN	3007	91	AVG OFFICE OCCUPANCY	90.5	97
AVG SQFT RET TEN	2390	61	AVG RETAIL OCCUPANCY	94.9	64
AVG SQFT OFC WORK	228	80	AVG RATE YR-END RENT	14.66	92
			RENTABLE GROSS SQFT	.80	40

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.93	72
PAYROLL	.59	29
CONTRACT	.70	67
SUP MAT MISC	.05	65
TRASH REMOVAL	.04	65
REPR MAINT TOTAL	1.20	71
PAYROLL	.56	58
ELEVATOR	.22	71
HVAC	.10	65
ELECTRICAL	.05	62
STRUCT ROOF	.04	28
PLUMBING	.02	59
FIRE LIFE SFTY	.02	32
OTHER MAINT SUP	.22	70
UTILITIES TOTAL	1.51	72
ELECTRIC	1.14	72
GAS	.17	45
FUEL OIL	.18	10
PURCH STEAM	.42	30
PURCH CH WTR	.08	2
COAL		
WATER SEWER	.07	70
RDS GNDS SEC TOT	.25	86
RDS GNDS TOTAL	.02	21
RDS GNDS PAYRL	.02	4
RDS GNDS CONTR	.02	18
RDS GNDS OTHER	.01	7
SECURITY TOTAL	.24	68
SEC PAYROLL	.19	29
SEC CONTRACTS	.18	56
SEC OTHER	.02	13

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.61	72
PAYROLL	.28	45
MGMT FEES	.40	56
LEGAL FEES	.02	42
AUDIT FEES	.05	31
GEN OFC EXP	.05	59
OTHER ADM EXP	.04	52
FIXED EXP TOTAL	.85	72
REAL ESTATE TAX	.67	70
BUILDING INS	.14	70
PERS PROP TAX	.00	15
OTHER TAXES	.02	20
LEASING EXPENSES	.37	56
ADV PROMOTION	.02	34
COMM FEES	.11	45
TENANT ALTS	.41	47
BUY-OUTS	.10	3
TOTAL PAYROLL	1.12	52
CLEANING	.41	29
REPAIR MAINT	.57	50
RDS GROUNDS	.04	3
SECURITY	.19	21
ADMINISTRATIVE	.27	40
TOTAL CONTRACTS	1.43	56
CLEANING	.70	55
REPAIR MAINT	.31	54
RDS GROUNDS	.02	14
SECURITY	.19	47
ADMINISTRATIVE	.40	45

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
50 OR MORE YEARS 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	31 BLDS 13,133,180 SQ.FT.					12,096,792 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					27	11.09	11.44	7.84	13.89
RETAIL AREA	10.95	10.88	6.99	17.37	20				
OTHER AREA	4.77	5.82	.93	9.10	12				
TOTAL RENT	10.74	10.40	6.90	13.80	28				
MISCELLANEOUS	.95	.47	.03	1.43	23				
TOTAL INCOME	11.50	11.71	7.74	15.03	28				
EXPENSE									
CLEANING	1.11	1.20	.78	1.41	31	1.19	1.28	.78	1.54
REPAIR-MAINT	1.38	1.32	.76	1.87	31	1.49	1.40	.88	1.87
UTILITIES	1.74	1.72	1.20	2.15	31	1.82	1.77	1.20	2.30
RDS GNDS SEC	.27	.25	.14	.32	28	.27	.25	.14	.32
ADMINISTRATIVE	.64	.59	.40	.83	31	.64	.59	.40	.83
TOTAL OPER EXP	5.12	5.18	3.79	6.19	31	5.48	5.39	4.18	7.00
FIXED EXPENSES	1.48	1.49	.64	2.00	31	1.48	1.49	.64	2.00
TOTAL OPER+FIXED	6.60	7.10	4.65	8.09	31	6.94	7.33	5.00	8.57
LEASING EXP	.78	.37	.15	.87	24				
TOTAL PAYROLL	1.61	1.28	.63	2.58	28				
TOTAL CONTRACT	1.03	.97	.58	1.62	28				

AVG SQFT OFC TEN	6876	24	AVG OFFICE OCCUPANCY	88.2	29
AVG SQFT RET TEN	3650	17	AVG RETAIL OCCUPANCY	94.9	22
AVG SQFT OFC WORK	297	25	AVG RATE YR-END RENT	16.19	24
			RENTABLE GROSS SQFT	.80	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.26	22	ADMIN TOTAL	.62	22
PAYROLL	1.16	14	PAYROLL	.29	19
CONTRACT	.36	20	MGMT FEES	.27	14
SUP MAT MISC	.06	20	LEGAL FEES	.06	14
TRASH REMOVAL	.04	18	AUDIT FEES	.02	6
			GEN OFC EXP	.04	21
REPR MAINT TOTAL	1.37	22	OTHER ADM EXP	.05	12
PAYROLL	.58	20			
ELEVATOR	.16	22	FIXED EXP TOTAL	1.52	22
HVAC	.07	22	REAL ESTATE TAX	1.28	22
ELECTRICAL	.02	21	BUILDING INS	.10	20
STRUCT ROOF	.04	5	PERS PROP TAX	.02	4
PLUMBING	.01	19	OTHER TAXES	.02	12
FIRE LIFE SFTY	.02	8			
OTHER MAINT SUP	.24	21	LEASING EXPENSES	.37	18
			ADV PROMOTION	.03	10
UTILITIES TOTAL	1.73	22	COMM FEES	.11	14
ELECTRIC	1.26	22	TENANT ALTS	.25	13
GAS	.20	12	BUY-OUTS	.09	1
FUEL OIL	.10	1			
PURCH STEAM	.37	11	TOTAL PAYROLL	1.76	19
PURCH CH WTR	.56	2	CLEANING	1.22	13
COAL			REPAIR MAINT	.58	18
WATER SEWER	.08	22	RDS GROUNDS	.03	2
			SECURITY	.17	10
RDS GNDS SEC TOT	.28	20	ADMINISTRATIVE	.29	17
RDS GNDS TOTAL	.03	8			
RDS GNDS PAYRL	.05	1	TOTAL CONTRACTS	.97	20
RDS GNDS CONTR	.01	4	CLEANING	.11	19
RDS GNDS OTHER	.11	3	REPAIR MAINT	.30	19
SECURITY TOTAL	.25	20	RDS GROUNDS	.01	5
SEC PAYROLL	.17	12	SECURITY	.16	16
SEC CONTRACTS	.20	15	ADMINISTRATIVE	.19	13
SEC OTHER	.03	8			

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
50 OR MORE YEARS MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS 14,999,247 SQ.FT.					14,199,501 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					11	15.70	15.03	9.10	18.35
RETAIL AREA	20.34	24.95	6.83	33.68	9				
OTHER AREA	32.15	6.97	1.84	48.71	6				
TOTAL RENT	16.27	15.55	8.55	18.55	11				
MISCELLANEOUS	1.37	.31	.11	2.27	10				
TOTAL INCOME	17.52	15.85	10.49	19.28	11				
EXPENSE									
CLEANING	1.85	1.52	1.29	2.01	15	1.95	1.55	1.37	2.14
REPAIR-MAINT	2.04	1.69	1.33	2.61	15	2.13	1.73	1.41	2.61
UTILITIES	2.44	2.42	1.17	2.85	15	2.53	2.45	1.21	2.95
RDS GNDS SEC	.31	.22	.17	.42	14	.31	.22	.17	.42
ADMINISTRATIVE	.55	.51	.20	.77	15	.55	.51	.20	.77
TOTAL OPER EXP	7.18	6.38	5.46	7.79	15	7.50	6.80	5.84	8.31
FIXED EXPENSES	3.37	3.10	2.02	4.32	15	3.37	3.10	2.02	4.32
TOTAL OPER+FIXED	10.55	9.79	7.32	11.47	15	10.88	9.97	7.54	12.00
LEASING EXP	1.48	.37	.02	1.54	7				
TOTAL PAYROLL	2.80	2.78	1.10	3.67	14				
TOTAL CONTRACT	1.44	1.08	.54	1.67	14				

AVG SQFT OFC TEN	8655	15	AVG OFFICE OCCUPANCY	94.0	15
AVG SQFT RET TEN	2777	12	AVG RETAIL OCCUPANCY	81.0	12
AVG SQFT OFC WORK	235	12	AVG RATE YR-END RENT	23.83	12
			RENTABLE GROSS SQFT	.80	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.57	12	ADMIN TOTAL	.48	12
PAYROLL	1.46	7	PAYROLL	.17	12
CONTRACT	.17	12	MGMT FEES	.20	5
SUP MAT MISC	.08	9	LEGAL FEES	.02	8
TRASH REMOVAL	.04	11	AUDIT FEES	.00	5
			GEN OFC EXP	.07	10
REPR MAINT TOTAL	1.64	12	OTHER ADM EXP	.03	8
PAYROLL	.93	12			
ELEVATOR	.23	10	FIXED EXP TOTAL	3.17	12
HVAC	.15	10	REAL ESTATE TAX	2.97	12
ELECTRICAL	.05	11	BUILDING INS	.14	12
STRUCT ROOF	.05	5	PERS PROP TAX	1.79	1
PLUMBING	.02	10	OTHER TAXES	.01	4
FIRE LIFE SFTY	.05	5			
OTHER MAINT SUP	.40	12	LEASING EXPENSES	.23	6
			ADV PROMOTION	.02	3
UTILITIES TOTAL	2.58	12	COMM FEES	.02	5
ELECTRIC	2.12	12	TENANT ALTS	.38	4
GAS	.10	8	BUY-OUTS		
FUEL OIL	.03	5			
PURCH STEAM	.79	6	TOTAL PAYROLL	2.78	11
PURCH CH WTR			CLEANING	1.46	7
COAL			REPAIR MAINT	.99	11
WATER SEWER	.07	12	RDS GROUNDS	.12	1
			SECURITY	.23	7
RDS GNDS SEC TOT	.19	11	ADMINISTRATIVE	.17	11
RDS GNDS TOTAL	.10	2			
RDS GNDS PAYRL	.12	1	TOTAL CONTRACTS	.77	11
RDS GNDS CONTR	.06	1	CLEANING	.13	11
RDS GNDS OTHER	.01	2	REPAIR MAINT	.45	10
SECURITY TOTAL	.19	11	RDS GROUNDS	.06	1
SEC PAYROLL	.23	7	SECURITY	.07	9
SEC CONTRACTS	.09	10	ADMINISTRATIVE	.08	7
SEC OTHER	.01	5			

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS LESS THAN 5 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	305 BLDS 20,606,886 SQ.FT					20,283,109 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					279	12.50	12.14	9.72	14.21
RETAIL AREA	14.89	11.22	8.45	17.27	14				
OTHER AREA	14.21	14.21			1				
TOTAL RENT	12.65	12.16	9.66	14.37	286				
MISCELLANEOUS	.38	.09	.02	.25	136				
TOTAL INCOME	12.85	12.26	9.70	14.65	286				
EXPENSE									
CLEANING	.65	.64	.51	.76	305	.66	.65	.50	.78
REPAIR-MAINT	.70	.55	.38	.74	305	.70	.55	.38	.77
UTILITIES	1.71	1.61	1.24	1.96	305	1.71	1.61	1.22	1.96
RDS' GNDS SEC	.43	.29	.18	.43	294	.43	.29	.18	.43
ADMINISTRATIVE	.63	.58	.42	.82	304	.63	.58	.42	.82
TOTAL OPER EXP	4.12	3.82	3.22	4.41	305	4.14	3.82	3.21	4.44
FIXED EXPENSES	1.61	1.25	.84	1.76	297	1.61	1.25	.84	1.76
TOTAL OPER+FIXED	5.70	5.16	4.20	6.15	305	5.77	5.17	4.16	6.21
LEASING EXP	.68	.24	.07	.55	206				
TOTAL PAYROLL	.68	.30	.19	.49	173				
TOTAL CONTRACT	1.37	1.37	1.08	1.72	216				

AVG SQFT OFC TEN	5787	290	AVG OFFICE OCCUPANCY	89.1	293
AVG SQFT RET TEN	2369	21	AVG RETAIL OCCUPANCY	98.5	21
AVG SQFT OFC WORK	258	213	AVG RATE YR END RENT	14.22	287
			RENTABLE GROSS SQFT	.90	182

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN/DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	212
PAYROLL	.33	34
CONTRACT	.55	203
SUP MAT MISC	.05	153
TRASH REMOVAL	.04	187
REPR MAINT TOTAL	.54	208
PAYROLL	.21	116
ELEVATOR	.05	173
HVAC	.11	203
ELECTRICAL	.03	173
STRUCT ROOF	.02	98
PLUMBING	.01	133
FIRE LIFE SFTY	.01	82
OTHER MAINT SUP	.12	205
UTILITIES TOTAL	1.61	210
ELECTRIC	1.44	210
GAS	.14	83
FUEL OIL	.11	7
PURCH STEAM	.18	5
PURCH CH WTR	.01	2
COAL	.02	2
WATER SEWER	.05	200
RDS. GNDS. SEC TOT	.30	210
RDS. GNDS TOTAL	.22	207
RDS. GNDS PAYRL	.09	14
RDS. GNDS CONTR	.17	188
RDS. GNDS OTHER	.05	129
SECURITY TOTAL	.08	188
SEC PAYROLL	.10	21
SEC CONTRACTS	.07	144
SEC OTHER	.01	42

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.56	211
PAYROLL	.27	79
MGMT FEES	.50	182
LEGAL FEES	.02	87
AUDIT FEES	.04	65
GEN OFC EXP	.03	111
OTHER ADM EXP	.02	103
FIXED EXP TOTAL	1.17	207
REAL ESTATE TAX	1.02	201
BUILDING INS	.10	203
PERS PROP TAX	.00	24
OTHER TAXES	.02	29
LEASING EXPENSES	.26	155
ADV PROMOTION	.03	101
COMM. FEES	.16	104
TENANT ALTS	.27	84
BUY-OUTS	.39	9
TOTAL PAYROLL	.32	125
CLEANING	.10	30
REPAIR MAINT	.22	96
RDS GROUNDS	.11	14
SECURITY	.10	17
ADMINISTRATIVE	.25	67
TOTAL CONTRACTS	1.50	154
CLEANING	.56	149
REPAIR MAINT	.18	140
RDS GROUNDS	.19	141
SECURITY	.09	115
ADMINISTRATIVE	.51	139

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS 5 - 9 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	193 BLDS 26,861,058 SQ.FT.					25,923,022 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					182	13.47	12.47	10.12	16.04
RETAIL AREA	10.43	12.46	7.80	18.30	30				
OTHER AREA	5.55	4.13	2.64	8.63	9				
TOTAL RENT	13.45	12.38	10.13	15.95	186				
MISCELLANEOUS	.38	.09	.03	.31	122				
TOTAL INCOME	13.71	12.83	10.32	16.54	186				
EXPENSE									
CLEANING	.67	.65	.52	.76	193	.69	.67	.52	.79
REPAIR MAINT	.76	.64	.47	.87	193	.78	.66	.49	.87
UTILITIES	1.42	1.47	1.16	1.70	193	1.46	1.51	1.17	1.78
RDS GNDS SEC	.38	.25	.16	.42	184	.38	.25	.16	.42
ADMINISTRATIVE	.74	.68	.48	.91	191	.74	.68	.48	.91
TOTAL OPER EXP	3.96	3.79	3.23	4.48	193	4.07	3.88	3.22	4.61
FIXED EXPENSES	1.50	1.38	.98	1.75	187	1.50	1.38	.98	1.75
TOTAL OPER+FIXED	5.43	5.23	4.44	6.15	193	5.55	5.26	4.47	6.29
LEASING EXP	.78	.20	.06	.54	142				
TOTAL PAYROLL	.62	.41	.28	.60	137				
TOTAL CONTRACT	1.43	1.41	1.06	1.87	153				

AVG SQFT OFC TEN	7258	178	AVG OFFICE OCCUPANCY	87.3	185
AVG SQFT RET TEN	2675	29	AVG RETAIL OCCUPANCY	79.2	30
AVG SQFT OFC WORK	256	139	AVG RATE YR END RENT	16.13	180
			RENTABLE GROSS SQFT	.89	106

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	118
PAYROLL	.10	16
CONTRACT	.56	113
SUP MAT MISC	.05	103
TRASH REMOVAL	.03	103
REPR MAINT TOTAL	.60	118
PAYROLL	.25	84
ELEVATOR	.08	116
HVAC	.08	109
ELECTRICAL	.02	98
STRUCT ROOF	.03	48
PLUMBING	.01	90
FIRE LIFE SFTY	.01	56
OTHER MAINT SUP	.13	114
UTILITIES TOTAL	1.47	118
ELECTRIC	1.29	118
GAS	.13	39
FUEL OIL	.00	5
PURCH STEAM	.25	1
PURCH CH WTR		
COAL		
WATER SEWER	.05	114
RDS. GNDS SEC TOT	.28	113
RDS GNDS TOTAL	.14	100
RDS. GNDS PAYRL	.08	10
RDS GNDS CONTR	.11	88
RDS GNDS OTHER	.02	61
SECURITY TOTAL	.13	107
SEC PAYROLL	.14	19
SEC CONTRACTS	.11	96
SEC OTHER	.01	29

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.70	117
PAYROLL	.24	61
MGMT FEES	.52	103
LEGAL FEES	.04	61
AUDIT FEES	.02	49
GEN OFC EXP	.05	81
OTHER ADM EXP	.03	69
FIXED EXP TOTAL	1.38	115
REAL ESTATE TAX	1.25	114
BUILDING INS	.10	112
PERS PROP TAX	.00	21
OTHER TAXES	.03	22
LEASING EXPENSES	.22	86
ADV PROMOTION	.02	55
COMM FEES	.19	63
TENANT ALTS	.19	41
BUY-OUTS	.10	7
TOTAL PAYROLL	.41	85
CLEANING	.09	12
REPAIR MAINT	.25	71
RDS. GROUNDS	.05	9
SECURITY	.46	12
ADMINISTRATIVE	.24	55
TOTAL CONTRACTS	1.54	96
CLEANING	.55	94
REPAIR MAINT	.22	89
RDS. GROUNDS	.13	77
SECURITY	.10	91
ADMINISTRATIVE	.55	90

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS 10 - 19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	141 BLDS 34,297,665 SQ.FT.					32,853,754 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					123	13.87	13.44	11.01	16.31
RETAIL AREA	16.60	17.77	10.63	26.30	43				
OTHER AREA	8.14	8.00	4.48	15.80	19				
TOTAL RENT	13.77	13.45	10.88	16.54	134				
MISCELLANEOUS	.33	.16	.04	.51	100				
TOTAL INCOME	14.02	13.80	11.07	17.19	134				
EXPENSE									
CLEANING	.75	.66	.56	.83	141	.77	.68	.57	.88
REPAIR-MAINT	.81	.79	.56	1.08	141	.84	.83	.57	1.14
UTILITIES	1.40	1.40	1.16	1.77	141	1.44	1.40	1.19	1.81
RDS GNDS SEC	.34	.30	.20	.43	139	.34	.30	.20	.43
ADMINISTRATIVE	.73	.69	.51	.95	141	.73	.69	.51	.95
TOTAL OPER EXP	4.02	4.03	3.36	4.67	141	4.14	4.17	3.41	4.83
FIXED EXPENSES	1.58	1.45	1.08	2.00	139	1.58	1.45	1.08	2.00
TOTAL OPER+FIXED	5.58	5.42	4.60	6.64	141	5.70	5.49	4.71	6.71
LEASING EXP	.71	.21	.07	.84	105				
TOTAL PAYROLL	.64	.49	.36	.69	111				
TOTAL CONTRACT	1.40	1.31	1.04	1.72	111				

AVG SQFT OFC TEN	6594	135	AVG OFFICE OCCUPANCY	89.2	139
AVG SQFT RET TEN	2335	53	AVG RETAIL OCCUPANCY	79.1	55
AVG SQFT OFC WORK	258	100	AVG RATE YR-END RENT	17.56	126
			RENTABLE GROSS SQFT	.85	76

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.63	90	ADMIN TOTAL	.67	89
PAYROLL	.11	20	PAYROLL	.21	60
CONTRACT	.55	89	MGMT FEES	.46	77
SUP MAT MISC	.05	77	LEGAL FEES	.03	52
TRASH REMOVAL	.03	83	AUDIT FEES	.03	38
			GEN OFC EXP	.05	73
REPR MAINT TOTAL	.76	90	OTHER ADM EXP	.02	60
PAYROLL	.27	74			
ELEVATOR	.14	88	FIXED EXP TOTAL	1.44	90
HVAC	.10	88	REAL ESTATE TAX	1.33	88
ELECTRICAL	.02	77	BUILDING INS	.11	84
STRUCT ROOF	.02	35	PERS PROP TAX	.00	21
PLUMBING	.01	71	OTHER TAXES	.04	25
FIRE LIFE SFTY	.02	45			
OTHER MAINT SUP	.13	87	LEASING EXPENSES	.39	87
			ADV PROMOTION	.02	53
UTILITIES TOTAL	1.42	90	COMM FEES	.20	55
ELECTRIC	1.26	90	TENANT ALTS	.52	37
GAS	.07	36	BUY-OUTS	.12	5
FUEL OIL	.01	10			
PURCH STEAM	.32	5	TOTAL PAYROLL	.51	69
PURCH CH WTR	.49	3	CLEANING	.24	18
COAL			REPAIR MAINT	.27	62
WATER SEWER	.05	86	RDS GROUNDS	.05	9
			SECURITY	.25	17
RDS GNDS SEC TOT	.30	90	ADMINISTRATIVE	.21	45
RDS GNDS TOTAL	.06	71			
RDS GNDS PAYRL	.05	11	TOTAL CONTRACTS	1.50	69
RDS GNDS CONTR	.05	61	CLEANING	.54	69
RDS GNDS OTHER	.01	42	REPAIR MAINT	.21	62
SECURITY TOTAL	.25	90	RDS GROUNDS	.05	51
SEC PAYROLL	.21	26	SECURITY	.23	61
SEC CONTRACTS	.23	73	ADMINISTRATIVE	.51	62
SEC-OTHER	.02	33			

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS 20 - 29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	56 BLDS 25,439,863 SQ.FT.					23,969,490 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					49	14.43	12.88	10.94	17.73
RETAIL AREA	15.02	15.23	7.71	26.81	31				
OTHER AREA	25.57	22.49	8.84	79.67	11				
TOTAL RENT	14.01	12.76	10.79	18.65	51				
MISCELLANEOUS	.42	.20	.07	.59	35				
TOTAL INCOME	14.30	12.78	11.32	18.85	51				
EXPENSE									
CLEANING	.79	.74	.55	.96	56	.84	.76	.56	1.03
REPAIR MAINT	.81	.80	.67	.95	56	.85	.84	.66	1.01
UTILITIES	1.49	1.37	1.10	1.59	56	1.55	1.40	1.13	1.72
RDS GNDS SEC	.40	.30	.21	.47	55	.40	.30	.21	.47
ADMINISTRATIVE	.75	.68	.54	.94	56	.75	.68	.54	.94
TOTAL OPER EXP	4.23	3.99	3.50	4.70	56	4.46	4.05	3.56	4.65
FIXED EXPENSES	1.89	1.45	.95	1.94	56	1.89	1.45	.95	1.94
TOTAL OPER+FIXED	6.12	5.61	4.72	6.56	56	6.35	5.77	5.01	6.95
LEASING EXP	1.55	.74	.21	2.02	42				
TOTAL PAYROLL	.77	.61	.39	1.02	50				
TOTAL CONTRACT	1.41	1.42	.87	1.84	50				

AVG SQFT OFC TEN	11891	55	AVG OFFICE OCCUPANCY	85.0	56
AVG SQFT RET TEN	2954	37	AVG RETAIL OCCUPANCY	85.9	38
AVG SQFT OFC WORK	262	53	AVG RATE YR-END RENT	20.10	53
			RENTABLE GROSS SQFT	.90	25

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.75	42	ADMIN TOTAL	.67	42
PAYROLL	.39	14	PAYROLL	.19	35
CONTRACT	.57	42	MGMT FEES	.36	38
SUP MAT MISC	.06	38	LEGAL FEES	.01	26
TRASH REMOVAL	.03	37	AUDIT FEES	.03	25
			GEN OFC EXP	.07	37
REPR MAINT TOTAL	.78	42	OTHER ADM EXP	.03	35
PAYROLL	.30	34			
ELEVATOR	.21	42	FIXED EXP TOTAL	1.48	42
HVAC	.07	42	REAL ESTATE TAX	1.29	41
ELECTRICAL	.02	39	BUILDING INS	.09	41
STRUCT ROOF	.02	16	PERS PROP TAX	.00	9
PLUMBING	.01	31	OTHER TAXES	.03	13
FIRE LIFE SFTY	.01	26			
OTHER MAINT SUP	.14	42	LEASING EXPENSES	.81	33
			ADV PROMOTION	.03	21
UTILITIES TOTAL	1.39	42	COMM FEES	.30	23
ELECTRIC	1.21	42	TENANT ALTS	.90	27
GAS	.06	13	BUY-OUTS	.12	8
FUEL OIL	.13	2			
PURCH STEAM	.29	6	TOTAL PAYROLL	.58	36
PURCH CH WTR	.44	3	CLEANING	.42	13
COAL			REPAIR MAINT	.30	31
WATER SEWER	.04	42	RDS GROUNDS	.07	5
			SECURITY	.26	10
RDS GNDS SEC TOT	.27	42	ADMINISTRATIVE	.19	31
RDS GNDS TOTAL	.06	36			
RDS GNDS PAYRL	.07	5	TOTAL CONTRACTS	1.53	36
RDS GNDS CONTR	.04	31	CLEANING	.64	36
RDS GNDS OTHER	.01	22	REPAIR MAINT	.29	31
SECURITY TOTAL	.23	39	RDS GROUNDS	.04	28
SEC PAYROLL	.24	15	SECURITY	.18	33
SEC CONTRACTS	.17	33	ADMINISTRATIVE	.40	35
SEC OTHER	.02	11			

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS 30 - 39 STORIES

TOTAL BUILDING RENTABLE AREA: 23 BLDS 13,962,663 SQ.FT.
TOTAL OFFICE RENTABLE AREA: 13,387,798 SQ.FT.

INCOME	DOLLARS SQ. FT. AVG	DOLLARS SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	# BLDS	DOLLAR SQ. FT. AVG	DOLLAR SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA					19	20.10	15.25	10.94	29.69
RETAIL AREA	13.47	17.65	6.66	21.30	16				
OTHER AREA	27.99	13.72	4.36	73.59	6				
TOTAL RENT	19.26	15.07	10.75	26.50	20				
MISCELLANEOUS	.82	.22	.08	.63	16				
TOTAL INCOME	19.89	15.06	11.89	26.56	20				
EXPENSE									
CLEANING	1.08	.92	.66	1.48	23	1.13	.97	.68	1.68
REPAIR-MAINT	1.22	1.22	.76	1.37	23	1.27	1.22	.80	1.46
UTILITIES	1.70	1.56	1.41	2.12	23	1.75	1.56	1.46	2.13
RDS GNDS SEC	.54	.46	.30	.53	23	.54	.46	.30	.53
ADMINISTRATIVE	.57	.52	.33	.77	23	.57	.52	.33	.77
TOTAL OPER EXP	5.11	5.17	3.82	5.72	23	5.30	5.26	3.62	6.13
FIXED EXPENSES	2.23	1.54	1.24	3.57	22	2.23	1.54	1.24	3.57
TOTAL OPER+FIXED	7.24	6.44	5.01	8.58	23	7.54	6.46	5.28	8.75
LEASING EXP	.84	.26	.11	1.10	16				
TOTAL PAYROLL	1.44	.77	.65	1.39	21				
TOTAL CONTRACT	1.42	1.37	.93	2.06	21				

AVG SQFT OFC TEN	17546	22	AVG OFFICE OCCUPANCY	88.8	22
AVG SQFT RET TEN	2870	17	AVG RETAIL OCCUPANCY	81.9	18
AVG SQFT OFC WORK	242	17	AVG RATE YR-END RENT	24.12	21
			RENTABLE GROSS SQFT	.83	12

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.95	18
PAYROLL	.44	7
CONTRACT	.75	18
SUP MAT MISC	.06	14
TRASH REMOVAL	.04	15
REPR MAINT TOTAL	1.25	18
PAYROLL	.47	17
ELEVATOR	.27	18
HVAC	.07	15
ELECTRICAL	.04	16
STRUCT ROOF	.02	5
PLUMBING	.01	13
FIRE LIFE SFTY	.02	9
OTHER MAINT SUP	.18	18
UTILITIES TOTAL	1.59	18
ELECTRIC	1.40	18
GAS	.09	5
FUEL OIL	.00	3
PURCH STEAM	.28	8
PURCH CH WTR	1.78	1
COAL		
WATER SEWER	.05	17
RDS. GNDS. SEC TOT	.46	18
RDS. GNDS TOTAL	.03	14
RDS GNDS PAYRL	.09	1
RDS. GNDS CONTR	.04	11
RDS. GNDS OTHER	.01	9
SECURITY TOTAL	.36	18
SEC PAYROLL	.39	8
SEC CONTRACTS	.29	14
SEC OTHER	.01	13

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.41	18
PAYROLL	.18	14
MGMT FEES	.26	11
LEGAL FEES	.03	10
AUDIT FEES	.04	6
GEN OFC EXP	.06	16
OTHER ADM EXP	.03	13
FIXED EXP TOTAL	1.37	17
REAL ESTATE TAX	1.21	16
BUILDING INS	.19	17
PERS PROP TAX	.01	6
OTHER TAXES	.06	3
LEASING EXPENSES	.26	12
ADV PROMOTION	.04	8
COMM FEES	.21	9
TENANT ALTS	.36	6
BUY-OUTS	.02	1
TOTAL PAYROLL	.82	17
CLEANING	.44	7
REPAIR MAINT	.47	17
RDS GROUNDS	.09	1
SECURITY	.39	8
ADMINISTRATIVE	.18	14
TOTAL CONTRACTS	1.66	17
CLEANING	.71	17
REPAIR MAINT	.41	15
RDS GROUNDS	.04	12
SECURITY	.30	13
ADMINISTRATIVE	.23	12

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS 40 - 49 STORIES

TOTAL BUILDING RENTABLE AREA: 22 BLDS 19,972,770 SQ.FT.
TOTAL OFFICE RENTABLE AREA: 18,993,217 SQ.FT.

INCOME	DOLLARS SQ. FT. AVG	DOLLARS SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	# BLDS	DOLLAR SQ. FT. AVG	DOLLAR SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA					18	18.59	16.84	11.76	23.79
RETAIL AREA	17.59	19.60	14.44	28.20	18				
OTHER AREA	8.91	4.96	1.76	12.34	6				
TOTAL RENT	17.84	15.45	13.25	22.06	20				
MISCELLANEOUS	.56	.30	.14	.80	14				
TOTAL INCOME	18.27	15.90	13.31	23.52	20				
EXPENSE									
CLEANING	.95	.89	.66	1.16	22	1.00	.92	.72	1.22
REPAIR-MAINT	.91	.87	.62	1.15	22	.95	.88	.63	1.23
UTILITIES	1.45	1.30	.86	1.67	22	1.50	1.30	.91	1.85
RDS GNDS SEC	.34	.35	.19	.47	22	.34	.35	.19	.47
ADMINISTRATIVE	.67	.78	.33	1.11	22	.67	.78	.33	1.11
TOTAL OPER EXP	4.33	4.18	3.31	5.44	22	4.51	4.33	3.35	5.78
FIXED EXPENSES	2.53	2.11	1.38	3.86	22	2.53	2.11	1.38	3.86
TOTAL OPER+FIXED	6.86	6.90	4.71	8.57	22	7.05	6.90	5.07	8.87
LEASING EXP	1.01	.26	.05	.61	18				
TOTAL PAYROLL	.98	.79	.36	1.43	19				
TOTAL CONTRACT	1.37	1.44	.91	1.60	19				

AVG SQFT OFC TEN	23062	21	AVG OFFICE OCCUPANCY	88.2	21
AVG SQFT RET TEN	2899	18	AVG RETAIL OCCUPANCY	93.2	18
AVG SQFT OFC WORK	259	19	AVG RATE YR-END RENT	25.40	19
			RENTABLE GROSS SQFT	.85	12

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.00	17
PAYROLL	.81	10
CONTRACT	.65	15
SUP MAT MISC	.05	17
TRASH REMOVAL	.02	17
REPR MAINT TOTAL	.87	17
PAYROLL	.34	16
ELEVATOR	.25	17
HVAC	.07	17
ELECTRICAL	.03	17
STRUCT ROOF	.02	10
PLUMBING	.01	16
FIRE LIFE SFTY	.01	10
OTHER MAINT SUP	.12	17
UTILITIES TOTAL	1.13	17
ELECTRIC	1.09	17
GAS	.03	5
FUEL OIL	.00	1
PURCH STEAM	.38	2
PURCH CH WTR	.06	3
COAL		
WATER SEWER	.04	15
RDS GNDS SEC TOT	.35	17
RDS. GNDS TOTAL	.04	15
RDS GNDS PAYRL	.07	3
RDS GNDS CONTR	.03	15
RDS. GNDS OTHER	.05	6
SECURITY TOTAL	.27	17
SEC PAYROLL	.18	6
SEC CONTRACTS	.23	15
SEC OTHER	.01	5

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.76	17
PAYROLL	.19	15
MGMT FEES	.41	13
LEGAL FEES	.01	12
AUDIT FEES	.01	14
GEN OFC EXP	.08	14
OTHER ADM EXP	.06	14
FIXED EXP TOTAL	2.17	17
REAL ESTATE TAX	1.91	16
BUILDING INS	.09	17
PERS PROP TAX	.00	3
OTHER TAXES	.04	5
LEASING EXPENSES	.21	14
ADV PROMOTION	.01	9
COMM FEES	.10	10
TENANT ALTS	.36	5
BUY-OUTS	.26	2
TOTAL PAYROLL	.81	15
CLEANING	.95	8
REPAIR MAINT	.31	14
RDS GROUNDS	.07	3
SECURITY	.13	4
ADMINISTRATIVE	.19	13
TOTAL CONTRACTS	1.44	15
CLEANING	.57	14
REPAIR MAINT	.32	13
RDS GROUNDS	.03	14
SECURITY	.21	14
ADMINISTRATIVE	.27	14

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS 50 OR MORE STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS 15,987,112 SQ.FT.					15,639,408 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	18.69	20.89	12.78	23.28
RETAIL AREA	12.00	8.88	6.18	18.36	5				
OTHER AREA	9.09	9.09			1				
TOTAL RENT	19.18	19.91	15.01	22.72	10				
MISCELLANEOUS	.74	.83	.38	1.34	6				
TOTAL INCOME	19.61	20.31	15.40	22.82	10				
EXPENSE									
CLEANING	.70	.65	.50	.79	12	.71	.68	.51	.80
REPAIR-MAINT	.88	.85	.60	1.13	12	.88	.85	.62	1.15
UTILITIES	1.34	1.28	1.08	1.55	12	1.38	1.28	1.07	1.81
RDS GNDS SEC	.38	.34	.24	.47	12	.38	.34	.24	.47
ADMINISTRATIVE	.71	.63	.32	.94	12	.71	.63	.32	.94
TOTAL OPER EXP	3.99	3.98	3.21	4.35	12	4.06	4.18	3.21	4.43
FIXED EXPENSES	2.66	1.78	1.49	3.85	12	2.66	1.78	1.49	3.85
TOTAL OPER+FIXED	6.65	5.58	5.00	8.12	12	6.72	5.69	5.00	8.23
LEASING EXP	.58	.27	.63	.63	10				
TOTAL PAYROLL	.49	.43	.25	.80	10				
TOTAL CONTRACT	1.58	1.30	1.15	2.14	9				

AVG SQFT OFC TEN	27019	12	AVG OFFICE OCCUPANCY	82.9	12
AVG SQFT RET TEN	2750	9	AVG RETAIL OCCUPANCY	88.2	10
AVG SQFT OFC WORK	315	12	AVG RATE YR-END RENT	20.88	12
			RENTABLE GROSS SQFT	.88	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.67	11	ADMIN TOTAL	.67	11
PAYROLL	.38	4	PAYROLL	.16	10
CONTRACT	.55	11	MGMT FEES	.28	10
SUP MAT MISC	.05	11	LEGAL FEES	.02	7
TRASH REMOVAL	.02	11	AUDIT FEES	.01	8
			GEN OFC EXP	.03	11
REPR MAINT TOTAL	.80	11	OTHER ADM EXP	.06	10
PAYROLL	.29	10			
ELEVATOR	.23	11	FIXED EXP TOTAL	1.78	11
HVAC	.07	11	REAL ESTATE TAX	1.75	11
ELECTRICAL	.03	11	BUILDING INS	.07	11
STRUCT ROOF	.00	7	PERS PROP TAX	.00	4
PLUMBING	.01	11	OTHER TAXES	.06	4
FIRE LIFE SFTY	.01	7			
OTHER MAINT SUP	.12	11	LEASING EXPENSES	.27	10
			ADV PROMOTION	.02	5
UTILITIES TOTAL	1.28	11	COMM FEES	.04	8
ELECTRIC	1.14	11	TENANT ALTS	.31	7
GAS	.08	4	BUY-OUTS	.08	1
FUEL OIL					
PURCH STEAM	.05	2	TOTAL PAYROLL	.43	9
PURCH CH WTR			CLEANING	.29	3
COAL			REPAIR MAINT	.29	7
WATER SEWER	.04	11	RDS GROUNDS	.01	2
			SECURITY	.16	4
RDS GNDS SEC TOT	.34	11	ADMINISTRATIVE	.17	7
RDS GNDS TOTAL	.08	11			
RDS GNDS PAYRL	.03	2	TOTAL CONTRACTS	1.32	8
RDS GNDS CONTR	.05	10	CLEANING	.61	8
RDS GNDS OTHER	.01	5	REPAIR MAINT	.37	7
SECURITY TOTAL	.27	10	RDS GROUNDS	.05	7
SEC PAYROLL	.16	4	SECURITY	.17	7
SEC CONTRACTS	.26	9	ADMINISTRATIVE	.30	7
SEC OTHER	.02	5			

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
10-19 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	85 BLDS 4,288,838 SQ.FT.					4,179,728 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					80	9.81	9.78	7.50	12.54
RETAIL AREA	11.58	7.99	2.84	19.84	5				
OTHER AREA	15.82	15.82			1				
TOTAL RENT	9.77	9.72	7.38	12.75	82				
MISCELLANEOUS	.24	.05	.01	.19	54				
TOTAL INCOME	9.97	9.87	7.47	13.06	82				
EXPENSE									
CLEANING	.68	.62	.50	.90	85	.67	.62	.50	.90
REPAIR-MAINT	.80	.71	.45	1.09	85	.81	.71	.47	1.10
UTILITIES	1.86	1.71	1.37	2.27	85	1.90	1.71	1.37	2.35
RDS GNDS SEC	.33	.25	.14	.36	83	.33	.25	.14	.36
ADMINISTRATIVE	.55	.53	.38	.73	84	.55	.53	.38	.73
TOTAL OPER EXP	4.19	4.21	3.21	5.25	85	4.28	4.21	3.21	5.36
FIXED EXPENSES	1.31	1.12	.79	1.56	83	1.31	1.12	.79	1.56
TOTAL OPER+FIXED	5.46	5.40	4.08	6.42	85	5.63	5.40	4.08	6.82
LEASING EXP	.53	.25	.10	.56	66				
TOTAL PAYROLL	.45	.32	.13	.66	54				
TOTAL CONTRACT	1.50	1.28	.98	1.89	67				

AVG SQFT OFC TEN	2617	79	AVG OFFICE OCCUPANCY	86.1	79
AVG SQFT RET TEN	3656	8	AVG RETAIL OCCUPANCY	82.6	8
AVG SQFT OFC WORK	216	47	AVG RATE YR-END RENT	12.64	77
			RENTABLE GROSS SQFT	.84	50

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.66	54	ADMIN TOTAL	.50	52
PAYROLL	.55	9	PAYROLL	.29	12
CONTRACT	.50	52	MGMT FEES	.40	45
SUP MAT MISC	.05	44	LEGAL FEES	.02	25
TRASH REMOVAL	.04	49	AUDIT FEES	.03	16
			GEN OFC EXP	.02	32
REPR MAINT TOTAL	.79	54	OTHER ADM EXP	.01	28
PAYROLL	.26	40			
ELEVATOR	.09	30	FIXED EXP TOTAL	1.20	52
HVAC	.15	50	REAL ESTATE TAX	1.04	51
ELECTRICAL	.05	42	BUILDING INS	.10	50
STRUCT ROOF	.04	22	PERS PROP TAX	.27	2
PLUMBING	.02	41	OTHER TAXES	.32	6
FIRE LIFE SFTY	.01	19			
OTHER MAINT SUP	.17	52	LEASING EXPENSES	.28	43
			ADV PROMOTION	.04	27
UTILITIES TOTAL	1.86	53	COMM/FEES	.25	32
ELECTRIC	1.59	51	TENANT ALTS	.23	23
GAS	.22	25	BUY-OUTS	.32	1
FUEL OIL	.84	2			
PURCH STEAM			TOTAL PAYROLL	.44	36
PURCH CH WTR	.77	3	CLEANING	.55	9
COAL	.04	1	REPAIR MAINT	.25	33
WATER SEWER	.06	50	RDS GROUNDS	.14	9
			SECURITY	.06	8
RDS GNDS SEC TOT	.25	52	ADMINISTRATIVE	.24	10
RDS GNDS TOTAL	.18	49			
RDS GNDS PAYRL	.12	10	TOTAL CONTRACTS	1.43	43
RDS GNDS CONTR	.12	44	CLEANING	.50	42
RDS GNDS OTHER	.02	31	REPAIR MAINT	.26	41
SECURITY TOTAL	.12	34	RDS GROUNDS	.12	37
SEC PAYROLL	.06	6	SECURITY	.09	30
SEC CONTRACTS	.10	31	ADMINISTRATIVE	.41	41
SEC OTHER	.02	7			

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
10-19 YEARS 5 - 9 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	91 BLDS 11,400,213 SQ.FT.					10,896,439 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					85	11.53	10.94	8.80	11.98
RETAIL AREA	11.07	10.70	8.91	17.21	22				
OTHER AREA	1.71	2.03	.21	72.33	6				
TOTAL RENT	11.48	10.87	8.81	12.30	86				
MISCELLANEOUS	.27	.10	.02	.32	62				
TOTAL INCOME	11.69	11.13	8.90	12.55	86				
EXPENSE									
CLEANING	.80	.67	.58	.85	91	.84	.69	.59	.87
REPAIR-MAINT	.96	.84	.63	1.15	91	1.00	.85	.64	1.18
UTILITIES	1.94	1.88	1.51	2.27	91	2.00	1.88	1.55	2.27
RDS GNDS/SEC	.35	.28	.14	.47	83	.35	.28	.14	.47
ADMINISTRATIVE	.72	.60	.43	.85	91	.72	.60	.43	.85
TOTAL OPER EXP	4.74	4.47	3.80	5.28	91	4.93	4.55	3.84	5.39
FIXED EXPENSES	1.96	1.22	.88	1.54	90	1.96	1.22	.88	1.54
TOTAL OPER+FIXED	6.68	5.77	5.00	6.94	91	6.91	5.77	5.00	7.11
LEASING EXP	.49	.25	.07	.66	78				
TOTAL PAYROLL	.72	.56	.40	.83	75				
TOTAL CONTRACT	1.40	1.26	1.00	1.67	75				

AVG SQFT OFC TEN	4318	88	AVG OFFICE OCCUPANCY	89.2	90
AVG SQFT RET TEN	3182	23	AVG RETAIL OCCUPANCY	96.9	24
AVG SQFT OFC WORK	243	85	AVG RATE YR-END RENT	15.34	84
			RENTABLE GROSS SQFT	.86	56

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	59	ADMIN TOTAL	.59	58
PAYROLL	.48	18	PAYROLL	.30	31
CONTRACT	.57	58	MGMT FEES	.40	48
SUP MAT MISC	.07	47	LEGAL FEES	.01	34
TRASH REMOVAL	.04	50	AUDIT FEES	.05	19
			GEN OFC EXP	.05	40
REPR MAINT TOTAL	.84	57	OTHER ADM EXP	.05	41
PAYROLL	.32	45			
ELEVATOR	.09	56	FIXED EXP TOTAL	1.22	59
HVAC	.17	54	REAL ESTATE TAX	1.13	56
ELECTRICAL	.04	47	BUILDING INS	.09	57
STRUCT ROOF	.02	29	PERS PROP TAX	.01	10
PLUMBING	.01	46	OTHER TAXES	.01	15
FIRE LIFE SFTY	.01	29			
OTHER MAINT SUP	.17	56	LEASING EXPENSES	.37	48
			ADV PROMOTION	.03	30
UTILITIES TOTAL	2.01	59	COMM FEES	.14	37
ELECTRIC	1.63	58	TENANT ALTS	.29	36
GAS	.21	37	BUY-OUTS	.92	2
FUEL OIL	.07	4			
PURCH STEAM	.34	3	TOTAL PAYROLL	.59	47
PURCH CH WTR	.66	2	CLEANING	.48	14
COAL	.02	1	REPAIR MAINT	.32	43
WATER SEWER	.06	56	RDS GROUNDS	.11	7
			SECURITY	.30	4
RDS GNDS SEC TOT	.28	53	ADMINISTRATIVE	.32	28
RDS GNDS TOTAL	.12	48			
RDS GNDS PAYRL	.11	8	TOTAL CONTRACTS	1.38	48
RDS GNDS CONTR	.07	40	CLEANING	.59	47
RDS GNDS OTHER	.02	24	REPAIR MAINT	.25	45
SECURITY TOTAL	.16	46	RDS GROUNDS	.07	36
SEC PAYROLL	.13	10	SECURITY	.13	36
SEC CONTRACTS	.14	38	ADMINISTRATIVE	.40	44
SEC OTHER	.02	10			

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
10-19 YEARS 10 - 19 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	97 BLDS 20,051,418 SQ.FT.					18,937,181 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					84	12.37	12.02	9.27	14.44
RETAIL AREA	12.61	14.83	7.00	18.61	38				
OTHER AREA	5.58	6.23	4.60	10.00	23				
TOTAL RENT	12.59	11.71	9.35	15.55	91				
MISCELLANEOUS	.22	.07	.02	.22	70				
TOTAL INCOME	12.75	11.95	9.70	15.64	91				
EXPENSE									
CLEANING	.73	.72	.58	.84	97	.76	.76	.58	.88
REPAIR-MAINT	1.07	.93	.67	1.39	97	1.11	.97	.68	1.56
UTILITIES	1.76	1.71	1.40	2.04	97	1.82	1.75	1.48	2.13
RDS GNDS SEC	.29	.25	.12	.37	92	.29	.25	.12	.37
ADMINISTRATIVE	.70	.66	.47	.92	97	.70	.66	.47	.92
TOTAL OPER EXP	4.54	4.46	3.82	5.19	97	4.73	4.69	3.89	5.62
FIXED EXPENSES	1.49	1.23	.94	1.79	96	1.49	1.23	.93	1.79
TOTAL OPER+FIXED	6.01	5.76	4.96	7.06	97	6.20	6.00	5.15	7.22
LEASING EXP	.56	.23	.08	.55	80				
TOTAL PAYROLL	.63	.54	.38	.61	83				
TOTAL CONTRACT	1.42	1.21	.98	1.67	82				

AVG SQFT OFC TEN	5646	92	AVG OFFICE OCCUPANCY	91.3	93
AVG SQFT RET TEN	3318	40	AVG RETAIL OCCUPANCY	97.4	40
AVG SQFT OFC WORK	256	47	AVG RATE YR-END RENT	16.66	91
			RENTABLE GROSS SQFT	.79	43

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.73	57	ADMIN TOTAL	.58	57
PAYROLL	.24	11	PAYROLL	.28	38
CONTRACT	.62	54	MGMT FEES	.35	45
SUP MAT MISC	.06	46	LEGAL FEES	.02	31
TRASH REMOVAL	.04	49	AUDIT FEES	.03	21
			GEN OFC EXP	.04	47
REPR MAINT TOTAL	.91	57	OTHER ADM EXP	.02	36
PAYROLL	.33	47			
ELEVATOR	.16	57	FIXED EXP TOTAL	1.17	56
HVAC	.11	55	REAL ESTATE TAX	.99	54
ELECTRICAL	.05	48	BUILDING INS	.10	55
STRUCT ROOF	.05	28	PERS PROP TAX	.01	13
PLUMBING	.02	41	OTHER TAXES	.03	20
FIRE LIFE SFTY	.02	28			
OTHER MAINT SUP	.15	54	LEASING EXPENSES	.40	45
			ADV PROMOTION	.03	28
UTILITIES TOTAL	1.75	55	COMM FEES	.21	35
ELECTRIC	1.50	55	TENANT ALTS	.32	33
GAS	.18	33	BUY-OUTS	.59	1
FUEL OIL	.19	3			
PURCH STEAM	.61	6	TOTAL PAYROLL	.60	46
PURCH CH WTR	.59	3	CLEANING	.24	8
COAL			REPAIR MAINT	.29	40
WATER SEWER	.05	54	RDS GROUNDS	.07	9
			SECURITY	.17	8
RDS GNDS SEC TOT	.29	54	ADMINISTRATIVE	.28	37
RDS GNDS TOTAL	.07	45			
RDS GNDS PAYRL	.07	8	TOTAL CONTRACTS	1.47	47
RDS GNDS CONTR	.06	36	CLEANING	.61	46
RDS GNDS OTHER	.03	20	REPAIR MAINT	.33	40
SECURITY TOTAL	.24	51	RDS GROUNDS	.04	31
SEC PAYROLL	.17	10	SECURITY	.17	41
SEC CONTRACTS	.22	45	ADMINISTRATIVE	.36	37
SEC OTHER	.02	12			

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
10-19 YEARS 20 - 29 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	56 BLDS 24,374,948 SQ.FT.					23,024,513 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					46	13.56	12.19	10.32	15.32
RETAIL AREA	13.49	9.66	6.94	15.52	24				
OTHER AREA	8.12	4.26	.83	37.76	15				
TOTAL RENT	13.41	12.02	10.33	15.03	48				
MISCELLANEOUS	.57	.44	.08	.91	30				
TOTAL INCOME	13.77	12.44	10.51	15.22	48				
EXPENSE									
CLEANING	1.03	.87	.62	1.27	56	1.09	.88	.69	1.34
REPAIR-MAINT	1.12	.97	.74	1.37	56	1.18	1.05	.77	1.39
UTILITIES	2.30	2.18	1.72	2.63	56	2.40	2.28	1.82	2.75
RDS GNDS SEC	.36	.29	.19	.49	54	.36	.29	.19	.49
ADMINISTRATIVE	.59	.60	.38	.77	56	.59	.60	.38	.77
TOTAL OPER EXP	5.37	5.11	4.04	5.84	56	5.65	5.36	4.46	6.26
FIXED EXPENSES	2.09	1.65	1.24	2.48	54	2.09	1.65	1.24	2.48
TOTAL OPER+FIXED	7.41	6.88	5.74	8.14	56	7.78	6.95	5.99	8.49
LEASING EXP	.61	.23	.11	.57	44				
TOTAL PAYROLL	.95	.73	.42	1.15	43				
TOTAL CONTRACT	1.54	1.49	.92	2.03	44				

AVG SQFT OFC TEN	12787	50	AVG OFFICE OCCUPANCY	92.1	54
AVG SQFT RET TEN	2153	32	AVG RETAIL OCCUPANCY	87.0	38
AVG SQFT OFC WORK	249	44	AVG RATE YR-END RENT	17.83	53
			RENTABLE GROSS SQFT	.88	28

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.89	38	ADMIN TOTAL	.60	37
PAYROLL	.37	16	PAYROLL	.23	27
CONTRACT	.72	37	MGMT FEES	.30	28
SUP MAT MISC	.06	35	LEGAL FEES	.02	25
TRASH REMOVAL	.03	36	AUDIT FEES	.03	19
			GEN OFC EXP	.04	35
REPR MAINT TOTAL	1.07	37	OTHER ADM EXP	.05	28
PAYROLL	.38	30			
ELEVATOR	.18	37	FIXED EXP TOTAL	1.67	38
HVAC	.10	36	REAL ESTATE TAX	1.53	36
ELECTRICAL	.05	33	BUILDING INS	.10	36
STRUCT ROOF	.03	13	PERS PROF TAX	.03	11
PLUMBING	.01	28	OTHER TAXES	.08	8
FIRE LIFE SFTY	.01	17			
OTHER MAINT SUP	.23	36	LEASING EXPENSES	.24	32
			ADV PROMOTION	.02	19
UTILITIES TOTAL	2.19	37	COMM FEES	.19	21
ELECTRIC	1.71	37	TENANT ALTS	.22	25
GAS	.22	20	BUY-OUTS	.21	5
FUEL OIL	.13	2			
PURCH STEAM	.35	12	TOTAL PAYROLL	.82	31
PURCH CH WTR	1.19	3	CLEANING	.36	13
COAL			REPAIR MAINT	.38	29
WATER SEWER	.06	37	RDS GROUNDS	.06	8
			SECURITY	.22	13
RDS. GNDS. SEC TOT	.31	38	ADMINISTRATIVE	.23	26
RDS GNDS TOTAL	.05	31			
RDS. GNDS. PAYRL	.05	7	TOTAL CONTRACTS	1.64	32
RDS GNDS CONTR	.03	26	CLEANING	.75	32
RDS GNDS OTHER	.04	9	REPAIR MAINT	.40	29
SECURITY TOTAL	.24	37	RDS GROUNDS	.03	22
SEC PAYROLL	.27	15	SECURITY	.18	26
SEC CONTRACTS	.16	32	ADMINISTRATIVE	.29	27
SEC OTHER	.02	12			

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
10-19 YEARS 30 - 39 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	30 BLDS 18,442,355 SQ.FT.					17,675,429 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					25	13.24	12.34	10.73	14.07
RETAIL AREA	12.84	9.83	6.98	15.37	18				
OTHER AREA	30.37	61.02	4.54	171.46	6				
TOTAL RENT	13.33	11.87	10.33	14.20	28				
MISCELLANEOUS	1.18	.43	.12	1.08	25				
TOTAL INCOME	14.42	12.53	11.21	14.39	28				
EXPENSE									
CLEANING	1.02	.88	.63	1.40	30	1.05	.91	.68	1.41
REPAIR-MAINT	1.20	1.18	1.00	1.44	30	1.23	1.17	1.01	1.51
UTILITIES	2.03	1.97	1.53	2.49	30	2.08	2.02	1.62	2.54
RDS GNDS SEC	.30	.28	.17	.45	30	.30	.28	.17	.45
ADMINISTRATIVE	.59	.53	.38	.87	30	.59	.53	.38	.87
TOTAL OPER EXP	5.14	4.98	4.49	5.99	30	5.30	5.03	4.68	6.26
FIXED EXPENSES	2.17	1.40	.83	2.68	30	2.17	1.40	.83	2.68
TOTAL OPER+FIXED	7.31	6.66	5.54	8.87	30	7.46	6.79	5.56	8.95
LEASING EXP	.63	.34	.08	.62	26				
TOTAL PAYROLL	1.04	.80	.54	1.68	27				
TOTAL CONTRACT	1.24	1.22	.91	1.61	25				

AVG SQFT OFC TEN	14139	28	AVG OFFICE OCCUPANCY	92.5	29
AVG SQFT RET TEN	2824	20	AVG RETAIL OCCUPANCY	93.7	21
AVG SQFT OFC WORK	248	24	AVG RATE YR-END RENT	19.16	29
			RENTABLE GROSS SQFT	.88	17

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.88	24	ADMIN TOTAL	.55	23
PAYROLL	.91	12	PAYROLL	.16	19
CONTRACT	.49	24	MGMT FEES	.25	19
SUP MAT MISC	.06	21	LEGAL FEES	.03	14
TRASH REMOVAL	.04	20	AUDIT FEES	.02	15
			GEN OFC EXP	.04	19
REPR MAINT TOTAL	1.24	24	OTHER ADM EXP	.04	21
PAYROLL	.54	20			
ELEVATOR	.25	24	FIXED EXP TOTAL	1.26	24
HVAC	.23	23	REAL ESTATE TAX	1.26	22
ELECTRICAL	.05	22	BUILDING INS	.11	23
STRUCT ROOF	.03	13	PERS PROP TAX	.00	5
PLUMBING	.03	17	OTHER TAXES	.01	6
FIRE LIFE SFTY	.02	9			
OTHER MAINT SUP	.24	24	LEASING EXPENSES	.48	21
			ADV PROMOTION	.03	13
UTILITIES TOTAL	1.95	24	COMM FEES	.16	18
ELECTRIC	1.40	23	TENANT ALTS	.22	16
GAS	.23	13	BUY-OUTS	.07	4
FUEL OIL	.00	1			
PURCH STEAM	.47	5	TOTAL PAYROLL	.93	22
PURCH CH WTR	.72	2	CLEANING	.91	12
COAL			REPAIR MAINT	.54	18
WATER SEWER	.05	24	RDS GROUNDS	.05	5
			SECURITY	.24	10
RDS. GNDS SEC TOT	.28	24	ADMINISTRATIVE	.16	18
RDS GNDS TOTAL	.04	20			
RDS GNDS PAYRL	.07	4	TOTAL CONTRACTS	1.20	20
RDS. GNDS CONTR	.03	19	CLEANING	.47	20
RDS GNDS OTHER	.02	10	REPAIR MAINT	.25	19
SECURITY TOTAL	.25	24	RDS GROUNDS	.03	17
SEC PAYROLL	.24	10	SECURITY	.14	17
SEC CONTRACTS	.17	21	ADMINISTRATIVE	.27	20
SEC OTHER	.01	11			

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
10-19 YEARS 40 - 49 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS 15,166,892 SQ.FT.					14,355,492 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					13	15.75	15.62	11.60	22.83
RETAIL AREA	12.22	17.62	2.36	50.69	11				
OTHER AREA	52.13	16.12	8.88	119.21	5				
TOTAL RENT	16.67	16.34	11.34	23.66	14				
MISCELLANEOUS	1.22	.35	.05	.59	12				
TOTAL INCOME	17.76	16.55	13.63	24.70	14				
EXPENSE									
CLEANING	1.07	.97	.66	1.50	17	1.13	.99	.69	1.60
REPAIR-MAINT	1.36	1.13	.97	1.60	17	1.42	1.23	1.03	1.70
UTILITIES	2.36	2.26	1.80	2.90	17	2.45	2.30	1.95	2.98
RDS GNDS SEC	.29	.27	.17	.47	15	.29	.27	.17	.47
ADMINISTRATIVE	.55	.43	.38	.70	17	.55	.43	.38	.70
TOTAL OPER EXP	5.59	5.56	4.37	6.78	17	5.86	5.82	4.63	6.96
FIXED EXPENSES	3.12	2.84	1.69	3.83	16	3.12	2.84	1.69	3.83
TOTAL OPER+FIXED	8.57	8.53	6.51	9.31	17	8.92	8.57	6.95	9.58
LEASING EXP	.40	.11	.02	.36	16				
TOTAL PAYROLL	.77	.77	.66	1.01	12				
TOTAL CONTRACT	2.14	2.08	1.26	2.88	13				

AVG SQFT OFC TEN	19231	14	AVG OFFICE OCCUPANCY	92.5	16
AVG SQFT RET TEN	4708	12	AVG RETAIL OCCUPANCY	89.1	13
AVG SQFT OFC WORK	209	13	AVG RATE YR-END RENT	25.14	14
			RENTABLE GROSS SQFT	.81	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.16	10	ADMIN TOTAL	.55	10
PAYROLL	.00	1	PAYROLL	.16	9
CONTRACT	1.04	10	MGMT FEES	.34	6
SUP MAT MISC	.08	7	LEGAL FEES	.03	6
TRASH REMOVAL	.04	6	AUDIT FEES	.03	4
			GEN OFC EXP	.04	6
REPR. MAINT TOTAL	1.14	10	OTHER ADM EXP	.03	6
PAYROLL	.59	10			
ELEVATOR	.30	9	FIXED EXP TOTAL	1.73	9
HVAC	.05	8	REAL ESTATE TAX	1.66	8
ELECTRICAL	.04	9	BUILDING INS	.17	8
STRUCT ROOF	.08	7	PERS PROP TAX	.01	1
PLUMBING	.01	8	OTHER TAXES	.01	3
FIRE LIFE SFTY	.02	5			
OTHER MAINT SUP	.17	9	LEASING EXPENSES	.15	9
			ADV PROMOTION	.04	5
UTILITIES TOTAL	2.69	9	COMM FEES	.11	7
ELECTRIC	2.05	8	TENANT ALTS	.55	4
GAS	.05	5	BUY-OUTS	.29	2
FUEL OIL					
PURCH STEAM	.58	4	TOTAL PAYROLL	.82	9
PURCH CH WTR			CLEANING	.00	1
COAL			REPAIR MAINT	.57	8
WATER SEWER	.06	9	RDS GROUNDS	.06	2
			SECURITY	.38	3
RDS GNDS. SEC TOT	.39	8	ADMINISTRATIVE	.16	8
RDS. GNDS TOTAL	.06	8			
RDS GNDS PAYRL	.04	1	TOTAL CONTRACTS	2.08	9
RDS GNDS CONTR	.03	7	CLEANING	1.37	9
RDS. GNDS OTHER	.07	3	REPAIR MAINT	.31	8
SECURITY TOTAL	.31	6	RDS GROUNDS	.04	8
SEC PAYROLL	.38	3	SECURITY	.25	8
SEC CONTRACTS	.24	7	ADMINISTRATIVE	.38	7
SEC OTHER	.01	3			

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
10-19 YEARS 50 OR MORE STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 16,422,454 SQ.FT.					14,978,198 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	15.77	14.91	11.97	19.41
RETAIL AREA	12.67	8.97	8.44	15.69	5				
OTHER AREA	10,05	44.24	18.08	60.72	4				
TOTAL RENT	16.39	16.73	13.04	18.41	9				
MISCELLANEOUS	.72	.41	.14	2.12	6				
TOTAL INCOME	16.91	16.73	14.43	19.07	9				
EXPENSE									
CLEANING	1.23	1.27	.76	1.37	10	1.34	1.40	.79	1.52
REPAIR MAINT	1.42	1.58	.67	1.90	10	1.56	1.66	.71	2.29
UTILITIES	1.76	1.80	1.27	2.06	10	1.87	1.87	1.36	2.11
RDS GNDS SEC	33	.26	.14	.53	10	.33	.26	.14	.53
ADMINISTRATIVE	.67	.59	.38	.76	10	.67	.59	.38	.76
TOTAL OPER EXP	5.41	5.58	4.00	6.56	10	5.87	6.09	4.06	7.42
FIXED EXPENSES	5.19	5.25	2.79	6.35	10	5.19	5.25	2.79	6.35
TOTAL OPER+FIXED	10.60	10.93	7.47	12.94	10	11.06	11.54	7.79	13.58
LEASING EXP	.58	.11	.03	.37	9				
TOTAL PAYROLL	1.01	.65	.38	1.92	10				
TOTAL CONTRACT	1.76	1.34	.70	2.36	9				

AVG SQFT OFC TEN	32689	10	AVG OFFICE OCCUPANCY	96.0	10
AVG SQFT RET TEN	8260	9	AVG RETAIL OCCUPANCY	98.1	9
AVG SQFT OFC WORK	283	8	AVG RATE YR-END RENT	22.47	8
			RENTABLE GROSS SQFT	.83	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.25	7	ADMIN TOTAL	.63	7
PAYROLL	.77	4	PAYROLL	.16	7
CONTRACT	.70	7	MGMT FEES	.16	5
SUP MAT MISC	.07	7	LEGAL FEES	.01	5
TRASH REMOVAL	.02	6	AUDIT FEES	.01	5
			GEN OFC EXP	.09	6
REPR. MAINT TOTAL	1.59	7	OTHER ADM EXP	.11	7
PAYROLL	.56	6			
ELEVATOR	.28	7	FIXED EXP TOTAL	4.47	7
HVAC	.21	7	REAL ESTATE TAX	4.31	7
ELECTRICAL	.07	7	BUILDING INS	.07	7
STRUCT ROOF	.07	6	PERS PROP TAX	.00	1
PLUMBING	.04	7	OTHER TAXES	.04	4
FIRE LIFE SFTY	.03	4			
OTHER MAINT SUP	.28	6	LEASING EXPENSES	.21	7
			ADV PROMOTION	.01	4
UTILITIES TOTAL	1.78	7	COMM. FEES	.10	7
ELECTRIC	1.71	7	TENANT ALTS	.12	5
GAS	.05	5	BUY-OUTS	.01	1
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	1.34	7
PURCH CH WTR			CLEANING	.77	4
COAL			REPAIR. MAINT	.56	6
WATER. SEWER	.06	7	RDS GROUNDS		
			SECURITY	.53	2
RDS GNDS. SEC TOT	.36	7	ADMINISTRATIVE	.16	7
RDS. GNDS TOTAL	.03	5			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.03	6
RDS. GNDS CONTR	.03	5	CLEANING	.37	6
RDS. GNDS OTHER	.15	1	REPAIR. MAINT	.27	6
SECURITY TOTAL	.26	7	RDS GROUNDS	.03	5
SEC PAYROLL	.53	2	SECURITY	.19	5
SEC CONTRACTS	.19	5	ADMINISTRATIVE	.20	6
SEC OTHER	.06	4			

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
20-29 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS 1,862,970 SQ.FT.					1,779,720 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					23	23.02	10.49	6.97	13.15
RETAIL AREA	17.17	15.80			3				
OTHER AREA									
TOTAL RENT	23.26	10.49	6.97	14.26	23				
MISCELLANEOUS	1.27	.20	.04	.56	13				
TOTAL INCOME	23.76	10.49	7.36	14.36	23				
EXPENSE									
CLEANING	.90	.70	.54	.95	27	.93	.70	.54	.95
REPAIR-MAINT	1.71	.83	.67	1.12	27	1.78	.85	.67	1.12
UTILITIES	2.40	1.57	1.36	2.32	27	2.47	1.57	1.36	2.32
RDS GNDS SEC	.71	.21	.08	.38	23	.71	.21	.08	.38
ADMINISTRATIVE	.42	.50	.30	.68	27	.42	.50	.30	.68
TOTAL OPER-EXP	6.10	4.30	3.38	5.67	27	6.33	4.30	3.38	5.67
FIXED EXPENSES	1.35	.98	.68	1.40	25	1.35	.98	.68	1.40
TOTAL OPER+FIXED	6.97	5.55	4.29	6.83	27	6.86	5.70	4.29	6.83
LEASING EXP	.33	.19	.06	.55	16				
TOTAL PAYROLL	1.08	.42	.30	.75	11				
TOTAL CONTRACT	1.80	1.52	.92	2.08	16				

AVG SQFT OFC TEN	5826	27	AVG OFFICE OCCUPANCY	95.9	27
AVG SQFT RET TEN	2121	3	AVG RETAIL OCCUPANCY	84.5	3
AVG SQFT OFC WORK	237	23	AVG RATE YR-END RENT	13.32	25
			RENTABLE GROSS SQFT	.92	14

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.63	18	ADMIN TOTAL	.53	18
PAYROLL	.36	4	PAYROLL	.32	5
CONTRACT	.57	17	MGMT FEES	.49	14
SUP MAT MISC	.06	15	LEGAL FEES	.04	8
TRASH REMOVAL	.06	17	AUDIT FEES	.05	8
			GEN OFC EXP	.01	11
REPR MAINT TOTAL	.85	18	OTHER ADM EXP	.04	11
PAYROLL	.34	12			
ELEVATOR	.09	12	FIXED EXP TOTAL	1.13	17
HVAC	.18	16	REAL ESTATE TAX	1.03	17
ELECTRICAL	.06	14	BUILDING INS	.16	17
STRUCT ROOF	.05	10	PERS PROP TAX	.13	3
PLUMBING	.03	15	OTHER TAXES	.00	4
FIRE LIFE SFTY	.02	6			
OTHER MAINT SUP	.25	17	LEASING EXPENSES	.18	13
			ADV PROMOTION	.05	7
UTILITIES TOTAL	1.50	17	COMM FEES	.11	6
ELECTRIC	1.16	17	TENANT ALTS	.11	8
GAS	.24	15	BUY-OUTS		
FUEL OIL	.02	1			
PURCH STEAM	.15	1	TOTAL PAYROLL	.56	8
PURCH CH WTR			CLEANING	.32	3
COAL			REPAIR MAINT	.30	6
WATER SEWER	.05	16	RDS GROUNDS	.11	2
			SECURITY	.11	3
RDS GNDS SEC TOT	.17	14	ADMINISTRATIVE	.32	3
RDS GNDS TOTAL	.08	13			
RDS GNDS PAYRL	.01	3	TOTAL CONTRACTS	1.52	11
RDS GNDS CONTR	.12	6	CLEANING	.60	11
RDS GNDS OTHER	.13	8	REPAIR MAINT	.22	10
SECURITY TOTAL	.16	8	RDS GROUNDS	.12	9
SEC PAYROLL	.01	5	SECURITY	.15	6
SEC CONTRACTS	.16	6	ADMINISTRATIVE	.60	9
SEC OTHER	.01	5			

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
20-29 YEARS 5 - 9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	30 BLDS 3,516,383 SQ.FT.					3,432,382 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					22	11.48	11.06	8.50	13.30
RETAIL AREA	10.73	12.05	4.81	17.66	5				
OTHER AREA	11.59	11.39			3				
TOTAL RENT	11.44	11.31	9.16	13.30	24				
MISCELLANEOUS	.28	.11	.03	.42	15				
TOTAL INCOME	11.62	11.67	9.18	13.41	24				
EXPENSE									
CLEANING	1.02	.80	.64	1.11	30	1.05	.81	.64	1.15
REPAIR-MAINT	1.27	1.15	.78	1.55	30	1.30	1.15	.78	1.65
UTILITIES	1.87	1.82	1.45	2.26	30	1.90	1.87	1.46	2.31
RDS GNDS SEC	.41	.22	.12	.55	27	.41	.22	.12	.55
ADMINISTRATIVE	.69	.67	.32	.91	30	.69	.67	.32	.91
TOTAL OPER EXP	5.25	4.72	3.87	5.96	30	5.36	5.08	4.01	6.27
FIXED EXPENSES	1.61	1.23	.87	1.48	28	1.61	1.23	.87	1.48
TOTAL OPER+FIXED	6.79	6.06	4.82	7.74	30	6.99	6.34	4.83	7.74
LEASING EXP	.19	.15	.05	.32	18				
TOTAL PAYROLL	1.19	.65	.42	.94	26				
TOTAL CONTRACT	1.58	1.23	.89	1.92	24				

AVG SQFT OFC TEN	7940	29	AVG OFFICE OCCUPANCY	93.6	30
AVG SQFT RET TEN	3536	6	AVG RETAIL OCCUPANCY	89.9	6
AVG SQFT OFC WORK	256	20	AVG RATE YR-END RENT	14.00	25
			RENTABLE GROSS SQFT	.83	16

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.98	19	ADMIN TOTAL	.51	20
PAYROLL	.19	9	PAYROLL	.27	10
CONTRACT	.71	18	MGMT FEES	.46	11
SUP MAT MISC	.07	17	LEGAL FEES	.07	12
TRASH REMOVAL	.03	17	AUDIT FEES	.04	8
			GEN OFC EXP	.04	17
REPR MAINT TOTAL	1.15	20	OTHER ADM EXP	.03	14
PAYROLL	.45	17			
ELEVATOR	.15	20	FIXED EXP TOTAL	1.06	20
HVAC	.13	19	REAL ESTATE TAX	.85	20
ELECTRICAL	.05	19	BUILDING INS	.10	19
STRUCT ROOF	.07	11	PERS PROP TAX	.00	2
PLUMBING	.02	17	OTHER TAXES	.02	7
FIRE LIFE SFTY	.01	8			
OTHER MAINT SUP	.15	20	LEASING EXPENSES	.15	13
			ADV PROMOTION	.03	8
UTILITIES TOTAL	1.87	20	COMM FEES	.12	7
ELECTRIC	1.40	20	TENANT ALTS	.24	7
GAS	.18	14	BUY-OUTS		
FUEL OIL	.08	2			
PURCH STEAM	.33	7	TOTAL PAYROLL	.54	16
PURCH CH WTR			CLEANING	.06	6
COAL			REPAIR MAINT	.45	14
WATER SEWER	.08	20	RDS GROUNDS	.01	4
			SECURITY	.14	4
RDS GNDS SEC TOT	.23	18	ADMINISTRATIVE	.23	7
RDS GNDS TOTAL	.05	14			
RDS GNDS PAYRL	.01	4	TOTAL CONTRACTS	1.73	14
RDS GNDS CONTR	.05	11	CLEANING	.72	14
RDS GNDS OTHER	.02	8	REPAIR MAINT	.44	11
SECURITY TOTAL	.24	16	RDS GROUNDS	.05	7
SEC PAYROLL	.20	6	SECURITY	.18	11
SEC CONTRACTS	.21	14	ADMINISTRATIVE	.46	9
SEC OTHER					

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
20-29 YEARS 10 - 19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE-AREA			
	44 BLDS 9,040,411 SQ.FT.					8,089,115 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					32	12.94	12.25	9.98	17.13
RETAIL AREA	18.34	15.20	11.52	19.25	21				
OTHER AREA	2.44	2.93	.47	6.84	10				
TOTAL RENT	12.76	12.04	9.31	17.15	38				
MISCELLANEOUS	.34	.07	.01	.28	25				
TOTAL INCOME	13.00	12.62	9.40	17.17	38				
EXPENSE									
CLEANING	1.09	.83	.64	1.27	44	1.21	.95	.72	1.32
REPAIR-MAINT	1.46	1.32	1.03	1.68	44	1.63	1.47	1.07	1.82
UTILITIES	1.88	1.79	1.33	2.11	44	2.07	1.85	1.43	2.45
RDS GRDS SEC	.39	.30	.10	.45	40	.39	.30	.10	.45
ADMINISTRATIVE	.69	.74	.41	.95	44	.69	.74	.41	.95
TOTAL OPER EXP	5.49	5.06	3.96	6.01	44	6.09	5.52	4.67	6.75
FIXED EXPENSES	1.89	1.22	.91	2.61	43	1.89	1.22	.91	2.61
TOTAL OPER+FIXED	7.33	6.88	5.63	7.65	44	8.08	7.39	6.24	8.51
LEASING EXP	.39	.21	.08	.46	35				
TOTAL PAYROLL	1.46	.89	.55	2.12	36				
TOTAL CONTRACT	1.48	1.14	.66	1.95	35				

AVG SQFT OFC TEN	6001	41	AVG OFFICE OCCUPANCY	95.0	43
AVG SQFT RET TEN	2786	25	AVG RETAIL OCCUPANCY	96.6	25
AVG SQFT OFC WORK	252	28	AVG RATE YR-END RENT	17.45	36
			RENTABLE GROSS SQFT	.81	18

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.90	31
PAYROLL	1.06	13
CONTRACT	.64	28
SUP MAT MISC	.06	23
TRASH REMOVAL	.04	28
REPR MAINT TOTAL	1.31	31
PAYROLL	.52	28
ELEVATOR	.18	31
HVAC	.16	30
ELECTRICAL	.06	29
STRUCT ROOF	.03	16
PLUMBING	.02	25
FIRE LIFE SFTY	.02	12
OTHER MAINT SUP	.19	31
UTILITIES TOTAL	1.87	31
ELECTRIC	1.64	31
GAS	.18	18
FUEL OIL	.03	5
PURCH STEAM	.49	9
PURCH CH WTR	1.73	1
COAL		
WATER SEWER	.09	31
RDS GNDS SEC TOT	.31	29
RDS GNDS TOTAL	.05	24
RDS GNDS PAYRL	.08	6
RDS GNDS CONTR	.02	19
RDS GNDS OTHER	.05	11
SECURITY TOTAL	.23	27
SEC PAYROLL	.25	14
SEC CONTRACTS	.11	23
SEC OTHER	.01	12

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.83	30
PAYROLL	.27	22
MGMT FEES	.49	20
LEGAL FEES	.04	15
AUDIT FEES	.03	11
GEN OFC EXP	.03	23
OTHER ADM EXP	.03	25
FIXED EXP TOTAL	1.22	31
REAL ESTATE TAX	.94	31
BUILDING INS	.14	31
PERS PROP TAX	.04	8
OTHER TAXES	.03	12
LEASING EXPENSES	.23	25
ADV PROMOTION	.02	14
COMM FEES	.08	19
TENANT ALTS	.26	18
BUY-OUTS	.04	1
TOTAL PAYROLL	.89	27
CLEANING	1.06	13
REPAIR MAINT	.55	25
RDS GROUNDS	.08	6
SECURITY	.24	15
ADMINISTRATIVE	.31	18
TOTAL CONTRACTS	1.20	26
CLEANING	.64	23
REPAIR MAINT	.32	25
RDS GROUNDS	.02	17
SECURITY	.11	20
ADMINISTRATIVE	.52	17

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
20-29 YEARS 20 - 29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS 8,138,103 SQ.FT.					7,513,877 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					20	13.54	12.72	10.15	15.24
RETAIL AREA	7.70	11.13	4.56	16.96	12				
OTHER AREA	2.71	5.11	.69	10.82	6				
TOTAL RENT	14.00	12.45	9.11	15.99	23				
MISCELLANEOUS	.30	.21	.11	.40	13				
TOTAL INCOME	14.17	12.80	9.57	15.99	23				
EXPENSE									
CLEANING	1.12	.82	.65	1.47	25	1.21	.91	.68	1.54
REPAIR-MAINT	1.12	1.10	.79	1.41	25	1.20	1.23	.88	1.48
UTILITIES	1.76	1.88	1.33	2.12	25	1.87	1.94	1.34	2.29
RDS GNDS SEC	.30	.23	.17	.43	23	.30	.23	.17	.43
ADMINISTRATIVE	.75	.79	.59	.99	25	.75	.79	.59	.99
TOTAL OPER EXP	5.04	5.03	4.09	6.01	25	5.40	5.49	4.53	6.38
FIXED EXPENSES	2.04	1.31	.70	3.05	25	2.04	1.31	.70	3.05
TOTAL OPER+FIXED	7.08	6.10	5.17	8.36	25	7.44	6.48	5.68	8.75
LEASING EXP	.44	.18	.06	.44	22				
TOTAL PAYROLL	1.09	.94	.64	1.76	20				
TOTAL CONTRACT	1.72	1.08	.60	2.29	19				

AVG SQFT OFC TEN	6425	25	AVG OFFICE OCCUPANCY	90.6	25
AVG SQFT RET TEN	3761	15	AVG RETAIL OCCUPANCY	95.2	15
AVG SQFT OFC WORK	242	18	AVG RATE YR-END RENT	18.92	24
			RENTABLE GROSS SQFT	.80	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.08	20
PAYROLL	.68	6
CONTRACT	.63	19
SUP MAT MISC	.07	17
TRASH REMOVAL	.03	17
REPR MAINT TOTAL	1.21	20
PAYROLL	.46	16
ELEVATOR	.25	20
HVAC	.11	20
ELECTRICAL	.02	20
STRUCT ROOF	.03	9
PLUMBING	.02	13
FIRE LIFE SFTY	.01	11
OTHER MAINT SUP	.16	18
UTILITIES TOTAL	1.90	20
ELECTRIC	1.45	20
GAS	.24	11
FUEL OIL	.02	1
PURCH STEAM	.52	10
PURCH CH WTR		
COAL		
WATER SEWER	.05	19
RDS GNDS SEC TOT	.25	18
RDS GNDS TOTAL	.07	10
RDS GNDS PAYRL	.09	3
RDS GNDS CONTR	.03	9
RDS GNDS OTHER	.01	5
SECURITY TOTAL	.24	18
SEC PAYROLL	.32	7
SEC CONTRACTS	.17	13
SEC OTHER	.05	3

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.85	20
PAYROLL	.40	18
MGMT FEES	.29	18
LEGAL FEES	.03	15
AUDIT FEES	.02	12
GEN OFC EXP	.07	18
OTHER ADM EXP	.06	12
FIXED EXP TOTAL	1.35	20
REAL ESTATE TAX	1.29	18
BUILDING INS	.09	19
PERS PROP TAX	.04	6
OTHER TAXES	.03	7
LEASING EXPENSES	.19	17
ADV PROMOTION	.02	11
COMM FEES	.23	11
TENANT ALTS	.16	7
BUY-OUTS		
TOTAL PAYROLL	1.08	17
CLEANING	.56	7
REPAIR MAINT	.46	14
RDS GROUNDS	.09	4
SECURITY	.27	6
ADMINISTRATIVE	.40	14
TOTAL CONTRACTS	1.96	16
CLEANING	.99	15
REPAIR MAINT	.34	14
RDS GROUNDS	.03	8
SECURITY	.17	11
ADMINISTRATIVE	.32	13

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
20-29 YEARS 30 - 39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 3,534,770 SQ.FT.					3,364,138 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	16.14	17.16	10.50	23.39
RETAIL AREA	22.00	9.60			3				
OTHER AREA	23.91	5.90			3				
TOTAL RENT	21.25	19.27	10.10	35.46	6				
MISCELLANEOUS	.37	.29	.10	.61	5				
TOTAL INCOME	21.57	19.49	10.39	35.82	6				
EXPENSE									
CLEANING	1.57	1.67	1.03	2.21	6	1.65	1.76	1.07	2.35
REPAIR-MAINT	1.23	1.43	.63	1.60	6	1.28	1.47	.68	1.66
UTILITIES	2.21	1.64	1.38	3.56	6	2.33	1.68	1.49	3.72
RDS GNDS SEC	.38	.30	.21	.63	5	.38	.30	.21	.63
ADMINISTRATIVE	.58	.59	.24	1.03	6	.58	.59	.24	1.03
TOTAL OPER EXP	5.91	5.93	4.66	7.41	6	6.20	6.26	4.92	7.70
FIXED EXPENSES	4.35	3.96	1.21	7.04	6	4.35	3.96	1.21	7.04
TOTAL OPER+FIXED	10.26	8.62	7.37	14.22	6	10.55	8.87	7.61	14.60
LEASING EXP	.67	.49	.38	.96	5				
TOTAL PAYROLL	1.65	1.27			3				
TOTAL CONTRACT	1.53	1.95			3				

AVG SQFT OFC TEN	16861	5	AVG OFFICE OCCUPANCY	97.7	5
AVG SQFT RET TEN	2531	3	AVG RETAIL OCCUPANCY	98.4	3
AVG SQFT OFC WORK	175	5	AVG RATE YR-END RENT	33.92	6
			RENTABLE GROSS SQFT	.80	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.87	5
PAYROLL	.95	2
CONTRACT	1.37	5
SUP MAT MISC	.05	5
TRASH REMOVAL	.09	4
REPR MAINT TOTAL	1.35	5
PAYROLL	.54	4
ELEVATOR	.30	5
HVAC	.07	4
ELECTRICAL	.04	4
STRUCT ROOF	.02	1
PLUMBING	.02	4
FIRE LIFE SFTY	.01	3
OTHER MAINT SUP	.14	4
UTILITIES TOTAL	1.55	5
ELECTRIC	1.37	5
GAS	.29	3
FUEL OIL	.02	1
PURCH STEAM	.77	3
PURCH CH WTR		
COAL		
WATER SEWER	.05	5
RDS GNDS SEC TOT	.40	4
RDS GNDS TOTAL	.05	3
RDS GNDS PAYRL		
RDS GNDS CONTR	.02	3
RDS GNDS OTHER	.07	1
SECURITY TOTAL	.36	4
SEC PAYROLL	.24	3
SEC CONTRACTS	.35	3
SEC OTHER	.02	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.84	5
PAYROLL	.17	3
MGMT FEES	.49	5
LEGAL FEES	.02	3
AUDIT FEES	.05	3
GEN OFC EXP	.03	4
OTHER ADM EXP	.07	3
FIXED EXP TOTAL	4.62	5
REAL ESTATE TAX	2.76	4
BUILDING INS	.14	5
PERS PROP TAX		
OTHER TAXES	.04	4
LEASING EXPENSES	.49	5
ADV PROMOTION	.00	3
COMM FEES	.67	3
TENANT ALTS	.36	3
BUY OUTS	.57	1
TOTAL PAYROLL	1.27	3
CLEANING	.95	2
REPAIR MAINT	.56	3
RDS GROUNDS		
SECURITY	.14	2
ADMINISTRATIVE	.20	2
TOTAL CONTRACTS	1.95	3
CLEANING	1.20	3
REPAIR MAINT	.19	1
RDS GROUNDS	.02	2
SECURITY	.35	1
ADMINISTRATIVE	.60	3

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
20-29 YEARS 40 - 49 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 4,024,084 SQ.FT.					3,673,964 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1				
RETAIL AREA					1				
OTHER AREA					1				
TOTAL RENT	14.90	13.41	9.06	17.89	4				
MISCELLANEOUS	1.05	.46	.05	1.50	4				
TOTAL INCOME	15.95	13.83	9.11	19.39	4				
EXPENSE									
CLEANING	1.26	1.23	.95	1.53	4	1.36	1.34	1.03	1.63
REPAIR-MAINT	1.79	1.78	1.66	1.99	4	1.95	1.98	1.82	2.13
UTILITIES	2.37	2.06	1.84	2.70	4	2.56	2.20	1.90	2.95
RDS GNDS SEC	.30	.28	.21	.40	4	.30	.28	.21	.40
ADMINISTRATIVE	.43	.44	.39	.51	4	.43	.44	.39	.51
TOTAL OPER EXP	6.14	6.04	5.68	6.51	4	6.68	6.57	6.04	7.07
FIXED EXPENSES	3.54	3.19	1.69	4.75	4	3.54	3.19	1.69	4.75
TOTAL OPER+FIXED	9.68	9.70	7.83	10.80	4	10.22	10.13	8.22	11.32
LEASING EXP	.19	.19			1				
TOTAL PAYROLL	1.40	1.66	1.05	2.44	4				
TOTAL CONTRACT	1.79	1.67	.92	2.75	4				

AVG SQFT OFC TEN	27481	4	AVG OFFICE OCCUPANCY	92.8	4
AVG SQFT RET TEN	6528	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	223	4	AVG RATE YR-END RENT	17.33	3
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.00	3
PAYROLL	.85	3
CONTRACT	.02	3
SUP MAT MISC	.03	3
TRASH REMOVAL	.01	3
REPR MAINT TOTAL	1.83	3
PAYROLL	.72	3
ELEVATOR	.26	3
HVAC	.09	3
ELECTRICAL	.05	2
STRUCT ROOF	.32	2
PLUMBING	.01	2
FIRE LIFE SFTY	.01	1
OTHER MAINT SUP	.38	3
UTILITIES TOTAL	1.98	3
ELECTRIC	1.36	3
GAS	.27	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.11	3
RDS GNDS SEC TOT	.34	3
RDS GNDS TOTAL	.06	1
RDS GNDS PAYRL		
RDS GNDS CONTR	.05	1
RDS GNDS OTHER	.01	1
SECURITY TOTAL	.28	3
SEC PAYROLL	.22	3
SEC CONTRACTS	.05	2
SEC OTHER	.03	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.45	3
PAYROLL	.24	2
MGMT FEES	.16	2
LEGAL FEES	.05	1
AUDIT FEES	.13	1
GEN OFC EXP	.12	3
OTHER ADM EXP	.01	2
FIXED EXP TOTAL	2.05	3
REAL ESTATE TAX	1.57	3
BUILDING INS	.12	2
PERS PROP TAX	.48	1
OTHER TAXES	.01	1
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	2.01	3
CLEANING	.85	3
REPAIR MAINT	.72	3
RDS GROUNDS		
SECURITY	.22	3
ADMINISTRATIVE	.24	2
TOTAL CONTRACTS	1.02	3
CLEANING	.02	3
REPAIR MAINT	.21	3
RDS GROUNDS	.05	1
SECURITY	.05	2
ADMINISTRATIVE	1.57	2

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
30-39 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 265,566 SQ.FT.					254,619 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					11	9.56	7.46	4.74	16.37
RETAIL AREA	18.07	18.22			2				
OTHER AREA									
TOTAL RENT	9.63	7.46	4.74	16.37	11				
MISCELLANEOUS	.56	.28	.16	.71	4				
TOTAL INCOME	9.79	8.59	4.74	16.37	11				
EXPENSE									
CLEANING	.70	.89	.58	.91	11	.71	.66	.43	.91
REPAIR MAINT	.94	.87	.51	1.20	11	.95	.70	.53	1.20
UTILITIES	1.38	1.22	1.03	2.00	11	1.40	1.21	1.03	1.71
RDS GNDS SEC	.23	.12	.02	.61	10	.23	.12	.02	.61
ADMINISTRATIVE	.52	.47	.41	.58	11	.52	.47	.41	.59
TOTAL OPER EXP	3.76	4.25	3.61	4.80	11	3.82	3.87	3.21	4.30
FIXED EXPENSES	.94	.75	.57	.96	11	.94	.75	.57	.96
TOTAL OPER+FIXED	4.69	4.91	4.40	5.37	11	4.76	4.90	3.71	5.31
LEASING EXP	.38	.47	.17	.67	10				
TOTAL PAYROLL	.67	.38	.11	1.05	6				
TOTAL CONTRACT	1.10	1.68	.62	1.97	8				

AVG SQFT OFC TEN	1307	11	AVG OFFICE OCCUPANCY	86.7	11
AVG SQFT RET TEN	880	2	AVG RETAIL OCCUPANCY	64.1	2
AVG SQFT OFC WORK	245	8	AVG RATE YR END RENT	12.49	11
			RENTABLE GROSS SQFT	.92	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.76	8
PAYROLL	.20	3
CONTRACT	.70	6
SUP MAT MISC	.07	4
TRASH REMOVAL	.05	6
REPR MAINT TOTAL	.95	7
PAYROLL	.16	3
ELEVATOR	.06	2
HVAC	.20	7
ELECTRICAL	.07	7
STRUCT ROOF	.27	4
PLUMBING	.02	5
FIRE LIFE SFTY	.02	2
OTHER MAINT SUP	.27	7
UTILITIES TOTAL	1.06	8
ELECTRIC	.95	8
GAS	.30	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.03	8
RDS GNDS SEC TOT	.04	7
RDS GNDS TOTAL	.04	7
RDS GNDS PAYRL		
RDS GNDS CONTR	.06	4
RDS GNDS OTHER	.01	5
SECURITY TOTAL	.01	1
SEC PAYROLL		
SEC CONTRACTS	.01	1
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.50	8
PAYROLL	.40	1
MGMT FEES	.34	7
LEGAL FEES	.13	2
AUDIT FEES	.02	1
GEN OFC EXP	.11	4
OTHER ADM EXP	.02	3
FIXED EXP TOTAL	.67	8
REAL ESTATE TAX	.62	7
BUILDING INS	.13	8
PERS PROP TAX	.10	2
OTHER TAXES		
LEASING EXPENSES	.56	8
ADV PROMOTION	.02	3
COMM FEES	.02	5
TENANT ALTS	.40	8
BUY-OUTS		
TOTAL PAYROLL	.14	4
CLEANING	.16	2
REPAIR MAINT	.12	2
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	1
TOTAL CONTRACTS	1.85	5
CLEANING	.43	5
REPAIR MAINT	.54	5
RDS GROUNDS	.04	3
SECURITY	.01	1
ADMINISTRATIVE	.38	4

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
30-39 YEARS 5 - 9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 654,966 SQ.FT.					607,059 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	8.00	6.61	4.65	13.45
RETAIL AREA	10.57	10.52			2				
OTHER AREA	3.89	3.42			2				
TOTAL RENT	7.97	6.67	4.77	13.02	6				
MISCELLANEOUS	.07	.06			3				
TOTAL INCOME	8.01	6.78	4.77	13.05	6				
EXPENSE									
CLEANING	1.11	.91	.35	1.70	7	1.20	.97	.38	1.70
REPAIR MAINT	1.48	.87	.76	2.28	7	1.60	.94	.76	2.28
UTILITIES	1.65	1.84	1.22	1.96	7	1.75	1.88	1.22	2.12
RDS GNDS SEC	.27	.12	.04	.28	7	.27	.12	.04	.28
ADMINISTRATIVE	.50	.49	.30	.52	7	.50	.49	.30	.52
TOTAL OPER EXP	5.01	4.74	2.78	8.70	7	5.38	4.74	2.78	7.21
FIXED EXPENSES	1.79	2.04	.55	2.12	7	1.79	2.04	.55	2.12
TOTAL OPER+FIXED	6.80	6.80	3.47	8.82	7	7.17	6.80	3.47	9.84
LEASING EXP	.17	.14			3				
TOTAL PAYROLL	1.42	.52	.15	2.76	5				
TOTAL CONTRACT	1.21	1.25	.73	1.85	5				

AVG SQFT OFC TEN	5004	7	AVG OFFICE OCCUPANCY	85.7	7
AVG SQFT RET TEN	1379	3	AVG RETAIL OCCUPANCY	90.2	3
AVG SQFT OFC WORK	217	5	AVG RATE YR END RENT	13.50	6
			RENTABLE GROSS SQFT	.73	3

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.16	5
PAYROLL	.95	2
CONTRACT	.62	5
SUP MAT MISC	.06	5
TRASH REMOVAL	.06	4
REPR MAINT TOTAL	.78	5
PAYROLL	.52	5
ELEVATOR	.21	5
HVAC	.17	5
ELECTRICAL	.04	4
STRUCT ROOF	.07	2
PLUMBING	.01	4
FIRE LIFE SFTY	.01	3
OTHER MAINT SUP	.11	4
UTILITIES TOTAL	1.84	5
ELECTRIC	1.37	5
GAS	.17	4
FUEL OIL		
PURCH STEAM	.34	1
PURCH CH WTR		
COAL		
WATER SEWER	.11	5
RDS GNDS SEC TOT	.16	5
RDS GNDS TOTAL	.08	3
RDS GNDS PAYRL	.05	2
RDS GNDS CONTR	.09	2
RDS GNDS OTHER		
SECURITY TOTAL	.17	4
SEC PAYROLL	.81	1
SEC CONTRACTS	.11	3
SEC OTHER	.02	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.32	5
PAYROLL	.36	2
MGMT FEES	.29	3
LEGAL FEES	.01	1
AUDIT FEES	.05	2
GEN OFC EXP	.02	3
OTHER ADM EXP	.01	3
FIXED EXP TOTAL	2.04	5
REAL ESTATE TAX	1.78	5
BUILDING INS	.16	5
PERS PROP TAX	.01	2
OTHER TAXES		
LEASING EXPENSES	.13	2
ADV PROMOTION	.02	2
COMM FEES	.06	1
TENANT ALTS	.08	2
BUY-OUTS		
TOTAL PAYROLL	.52	5
CLEANING	.95	2
REPAIR MAINT	.52	5
RDS GROUNDS	.05	2
SECURITY	.81	1
ADMINISTRATIVE	.30	3
TOTAL CONTRACTS	1.25	5
CLEANING	.80	5
REPAIR MAINT	.21	5
RDS GROUNDS	.16	1
SECURITY	.11	3
ADMINISTRATIVE	.21	4

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
30-39 YEARS 10 - 19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 1,808,016 SQ.FT.					1,673,881 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	12.29	12.35	10.00	14.12
RETAIL AREA	21.10	25.35			3				
OTHER AREA									
TOTAL RENT	13.07	13.99	10.17	14.91	6				
MISCELLANEOUS	.02	.02			1				
TOTAL INCOME	13.08	13.99	10.17	14.92	6				
EXPENSE									
CLEANING	1.56	.82	.69	2.03	9	1.65	.88	.72	2.12
REPAIR-MAINT	1.54	1.71	.88	1.89	9	1.63	1.72	.95	2.05
UTILITIES	2.16	1.90	1.48	2.18	9	2.26	1.90	1.55	2.18
RDS GNDS. SEC	.30	.29	.12	.40	9	.30	.29	.12	.40
ADMINISTRATIVE	.69	.56	.23	1.18	9	.69	.58	.23	1.18
TOTAL OPER EXP	6.25	5.50	4.64	6.16	9	6.61	5.62	4.65	6.51
FIXED EXPENSES	1.70	1.31	.40	2.68	9	1.70	1.31	.40	2.68
TOTAL OPER+FIXED	7.94	6.55	6.03	8.22	9	8.31	7.19	6.04	8.24
LEASING EXP	.48	.43			2				
TOTAL PAYROLL	2.48	1.93	1.40	2.69	7				
TOTAL CONTRACT	1.02	.89	.33	1.38	7				

AVG SQFT OFC TEN	13888	8	AVG OFFICE OCCUPANCY	85.9	9
AVG SQFT RET TEN	3764	4	AVG RETAIL OCCUPANCY	92.8	6
AVG SQFT OFC WORK	242	8	AVG RATE YR END RENT	14.53	6
			RENTABLE GROSS SQFT	.81	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.89	7
PAYROLL	.72	6
CONTRACT	.14	7
SUP MAT MISC	.10	7
TRASH REMOVAL	.03	6
REPR MAINT TOTAL	1.71	7
PAYROLL	1.06	6
ELEVATOR	.19	7
HVAC	.06	5
ELECTRICAL	.07	6
STRUCT ROOF	.05	4
PLUMBING	.03	6
FIRE LIFE SFTY	.08	4
OTHER MAINT SUP	.13	7
UTILITIES TOTAL	1.90	7
ELECTRIC	1.54	7
GAS	.14	6
FUEL OIL		
PURCH STEAM	.81	2
PURCH CH WTR		
COAL		
WATER SEWER	.08	7
RDS GNDS SEC TOT	.37	7
RDS GNDS TOTAL	.03	4
RDS GNDS PAYRL		
RDS GNDS CONTR	.02	4
RDS GNDS OTHER	.01	1
SECURITY TOTAL	.31	7
SEC PAYROLL	.31	5
SEC CONTRACTS	.10	5
SEC OTHER	.00	4

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.58	7
PAYROLL	.49	6
MGMT FEES	.55	3
LEGAL FEES	.10	2
AUDIT FEES	.07	1
GEN OFC EXP	.04	6
OTHER ADM EXP	.05	4
FIXED EXP TOTAL	.53	7
REAL ESTATE TAX	.43	6
BUILDING INS	.10	6
PERS PROP TAX	.17	3
OTHER TAXES	.01	2
LEASING EXPENSES	.43	2
ADV PROMOTION	.19	2
COMM FEES	.05	2
TENANT ALTS	.19	2
BUY OUTS		
TOTAL PAYROLL	2.03	6
CLEANING	.65	5
REPAIR MAINT	1.06	6
RDS GROUNDS		
SECURITY	.25	3
ADMINISTRATIVE	.49	6
TOTAL CONTRACTS	.82	6
CLEANING	.14	5
REPAIR MAINT	.20	6
RDS GROUNDS	.04	3
SECURITY	.24	5
ADMINISTRATIVE	.58	3

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
30-39 YEARS 20 - 29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 2,090,490 SQ.FT.					1,996,497 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	10.65	10.78	10.09	11.36
RETAIL AREA	14.59	8.27			3				
OTHER AREA	21.86	9.57			3				
TOTAL RENT	11.45	11.80	10.05	12.70	6				
MISCELLANEOUS	.50	.14	.04	1.66	6				
TOTAL INCOME	11.95	12.59	10.09	13.70	6				
EXPENSE									
CLEANING	1.11	1.23	.76	1.50	6	1.16	1.28	.79	1.59
REPAIR MAINT	1.23	1.10	.98	1.69	6	1.29	1.19	1.03	1.72
UTILITIES	1.93	1.88	1.72	2.34	6	2.00	1.99	1.75	2.40
RDS GNDS SEC	.65	.62	.45	.82	6	.65	.62	.45	.82
ADMINISTRATIVE	1.00	.57	.45	1.66	6	1.00	.57	.45	1.66
TOTAL OPER EXP	5.92	5.54	4.80	7.64	6	6.17	5.91	5.04	7.75
FIXED EXPENSES	1.61	1.67	.98	2.07	6	1.61	1.67	.98	2.07
TOTAL OPER+FIXED	7.53	7.42	6.62	8.63	6	7.78	7.86	6.80	8.75
LEASING EXP	.23	.20			2				
TOTAL PAYROLL	3.50	3.65			2				
TOTAL CONTRACT	1.54	1.27			3				

AVG SQFT OFC TEN	11275	6	AVG OFFICE OCCUPANCY	78.5	6
AVG SQFT RET TEN	1975	5	AVG RETAIL OCCUPANCY	100.0	5
AVG SQFT OFC WORK	217	6	AVG RATE YR-END RENT	16.50	6
			RENTABLE GROSS SQFT	.85	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.28	3
PAYROLL	.80	2
CONTRACT	.38	3
SUP MAT MISC	.10	2
TRASH REMOVAL	.03	2
REPR MAINT TOTAL	1.36	3
PAYROLL	1.02	2
ELEVATOR	.17	3
HVAC	.16	3
ELECTRICAL	.01	3
STRUCT ROOF	.04	2
PLUMBING	.01	3
FIRE LIFE SFTY	.00	1
OTHER MAINT SUP	.15	3
UTILITIES TOTAL	1.75	3
ELECTRIC	1.38	3
GAS	.16	3
FUEL OIL	.02	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.13	3
RDS GNDS SEC TOT	.59	3
RDS GNDS TOTAL	.18	2
RDS GNDS PAYRL	.19	1
RDS GNDS CONTR	.06	2
RDS GNDS OTHER	.05	1
SECURITY TOTAL	.59	3
SEC PAYROLL	.48	2
SEC CONTRACTS	.20	2
SEC OTHER	.05	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.59	3
PAYROLL	1.25	2
MGMT FEES	.40	2
LEGAL FEES	.01	1
AUDIT FEES		
GEN OFC EXP	.06	3
OTHER ADM EXP	.10	2
FIXED EXP TOTAL	1.46	3
REAL ESTATE TAX	1.31	3
BUILDING INS	.08	3
PERS PROP TAX		
OTHER TAXES	.02	1
LEASING EXPENSES	.20	2
ADV PROMOTION	.01	2
COMM FEES	.01	1
TENANT ALTS	.39	1
BUY-OUTS		
TOTAL PAYROLL	3.65	2
CLEANING	.80	2
REPAIR MAINT	1.02	2
RDS GROUNDS	.19	1
SECURITY	.48	2
ADMINISTRATIVE	1.25	2
TOTAL CONTRACTS	1.27	3
CLEANING	.38	3
REPAIR MAINT	.50	3
RDS GROUNDS	.06	2
SECURITY	.20	3
ADMINISTRATIVE	.47	2

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
50 OR MORE YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 931,870 SQ.FT.					844,088 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	8.82	9.54	6.94	11.90
RETAIL AREA	20.33	20.01			3				
OTHER AREA	7.81	7.81			1				
TOTAL RENT	8.03	9.54	6.94	13.46	10				
MISCELLANEOUS	.32	.41	.02	.56	7				
TOTAL INCOME	8.31	9.82	7.72	13.51	10				
EXPENSE									
CLEANING	.88	.88	.41	1.31	11	.73	.91	.47	1.31
REPAIR-MAINT	1.08	.82	.65	1.19	11	1.17	1.09	.78	1.35
UTILITIES	1.30	1.53	.84	2.24	11	1.40	1.53	.74	2.86
RDS. GNDS. SEC	.22	.09	.02	.40	9	.22	.09	.02	.40
ADMINISTRATIVE	.44	.39	.31	.76	11	.44	.39	.31	.76
TOTAL OPER EXP	3.89	3.72	2.61	5.90	11	3.99	4.71	2.61	5.90
FIXED EXPENSES	1.53	1.38	.69	1.98	10	1.53	1.38	.69	1.98
TOTAL OPER+FIXED	5.05	4.54	3.78	8.70	11	5.15	6.24	3.79	7.10
LEASING EXP	.39	.30	.10	1.33	7				
TOTAL PAYROLL	.43	.43	.30	.85	6				
TOTAL CONTRACT	1.57	1.46	1.31	2.43	7				

AVG SQFT OFC TEN	3014	10	AVG OFFICE OCCUPANCY	93.4	11
AVG SQFT/RET TEN	2226	4	AVG RETAIL OCCUPANCY	94.8	5
AVG SQFT/OFC WORK	323	9	AVG RATE YR-END RENT	13.00	7
			RENTABLE GROSS SQFT	.85	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	9	ADMIN TOTAL	.37	9
PAYROLL	.03	1	PAYROLL	.20	4
CONTRACT	.69	8	MGMT FEES	.31	7
SUP MAT MISC	.05	8	LEGAL FEES	.02	4
TRASH REMOVAL	.05	8	AUDIT FEES	.03	2
			GEN OFC EXP	.03	8
REPR. MAINT TOTAL	.74	8	OTHER ADM EXP	.08	5
PAYROLL	.31	6			
ELEVATOR	.09	7	FIXED EXP TOTAL	1.27	9
HVAC	.18	7	REAL ESTATE TAX	1.12	9
ELECTRICAL	.01	7	BUILDING INS	.15	9
STRUCT ROOF	.06	4	PERS PROP TAX		
PLUMBING	.01	6	OTHER TAXES	.01	3
FIRE. LIFE SFTY	.07	4			
OTHER MAINT SUP	.09	6	LEASING EXPENSES	.30	7
			ADV PROMOTION	.07	2
UTILITIES TOTAL	1.09	9	COMM FEES	.04	4
ELECTRIC	.97	9	TENANT ALTS	.24	7
GAS	.01	3	BUY-OUTS		
FUEL OIL	.18	2			
PURCH STEAM	.53	4	TOTAL PAYROLL	.43	6
PURCH CH WTR			CLEANING	.03	1
COAL			REPAIR MAINT	.29	6
WATER SEWER	.07	9	RDS GROUNDS	.01	1
			SECURITY	.33	1
RDS. GNDS. SEC TOT	.08	8	ADMINISTRATIVE	.20	4
RDS GNDS TOTAL	.05	2			
RDS GNDS PAYRL	.03	2	TOTAL CONTRACTS	1.42	8
RDS. GNDS CONTR	.01	2	CLEANING	.72	8
RDS GNDS OTHER	.00	1	REPAIR MAINT	.35	8
SECURITY TOTAL	.08	8	RDS GROUNDS	.01	1
SEC PAYROLL	.33	1	SECURITY	.08	8
SEC CONTRACTS	.09	7	ADMINISTRATIVE	.32	4
SEC OTHER	.02	3			

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
50 OR MORE YEARS 5 - 9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	49 BLDS 6,241,834 SQ.FT.					5,450,069 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					41	7.85	7.46	5.90	11.20
RETAIL AREA	14.43	11.47	7.27	26.61	29				
OTHER AREA	2.58	3.04	.59	6.61	11				
TOTAL RENT	7.78	7.04	5.34	13.33	47				
MISCELLANEOUS	.43	.12	.02	.42	25				
TOTAL INCOME	8.01	7.46	5.45	13.33	47				
EXPENSE									
CLEANING	.79	.72	.50	1.15	49	.90	.88	.62	1.41
REPAIR-MAINT	.95	.80	.53	1.08	49	1.08	.97	.63	1.25
UTILITIES	1.69	1.43	.89	1.73	49	1.87	1.62	1.06	1.83
RDS GNDS SEC	.38	.19	.04	.41	42	.38	.19	.04	.41
ADMINISTRATIVE	.54	.56	.42	.78	47	.54	.56	.42	.78
TOTAL OPER EXP	4.32	3.55	2.86	4.82	49	4.87	4.20	3.29	5.97
FIXED EXPENSES	1.76	.72	.42	1.26	48	1.76	.72	.42	1.26
TOTAL OPER+FIXED	6.07	4.68	3.46	6.11	49	6.64	5.26	3.98	7.20
LEASING EXP	.44	.33	.16	.52	37				
TOTAL PAYROLL	1.44	.54	.41	1.10	33				
TOTAL CONTRACT	.98	1.12	.72	1.83	37				

AVG SQFT OFC TEN	3743	47	AVG OFFICE OCCUPANCY	89.9	49
AVG SQFT RET TEN	2331	32	AVG RETAIL OCCUPANCY	94.2	34
AVG SQFT-OFC WORK	285	37	AVG RATE YR-END RENT	11.50	45
			RENTABLE GROSS SQFT	.80	20

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	37	ADMIN TOTAL	.56	37
PAYROLL	.41	15	PAYROLL	.40	15
CONTRACT	.58	34	MGMT FEES	.37	29
SUP MAT MISC	.04	35	LEGAL FEES	.04	19
TRASH REMOVAL	.04	32	AUDIT FEES	.04	14
			GEN OFC EXP	.03	29
REPR MAINT TOTAL	.85	35	OTHER ADM EXP	.07	24
PAYROLL	.41	24			
ELEVATOR	.15	34	FIXED EXP TOTAL	.72	37
HVAC	.07	28	REAL ESTATE TAX	.49	36
ELECTRICAL	.03	30	BUILDING INS	.09	37
STRUCT ROOF	.01	11	PERS PROP TAX	.01	6
PLUMBING	.01	26	OTHER TAXES	.05	10
FIRE. LIFE. SFTY	.01	14			
OTHER MAINT SUP	.21	35	LEASING EXPENSES	.33	31
			ADV PROMOTION	.02	16
UTILITIES TOTAL	1.31	37	COMM. FEES	.11	25
ELECTRIC	.89	37	TENANT ALTS	.23	19
GAS	.19	24	BUY-OUTS	.86	1
FUEL OIL	.31	3			
PURCH STEAM	.38	16	TOTAL PAYROLL	.76	24
PURCH CH WTR	.05	1	CLEANING	.44	12
COAL	.04	1	REPAIR MAINT	.41	23
WATER SEWER	.07	37	RDS GROUNDS	.12	1
			SECURITY	.11	7
RDS GNDS SEC TOT	.16	32	ADMINISTRATIVE	.40	14
RDS GNDS TOTAL	.02	16			
RDS. GNDS PAYRL	.12	1	TOTAL CONTRACTS	1.12	29
RDS GNDS CONTR	.03	13	CLEANING	.58	28
RDS GNDS OTHER	.01	8	REPAIR MAINT	.20	28
SECURITY TOTAL	.19	29	RDS GROUNDS	.02	14
SEC PAYROLL	.12	8	SECURITY	.10	23
SEC CONTRACTS	.12	26	ADMINISTRATIVE	.38	23
SEC OTHER	.02	5			

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
50 OR MORE YEARS 10 - 19 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	106 BLDS 16,766,574 SQ FT					15,283,411 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					94	10.08	9.32	7.11	12.38
RETAIL AREA	12.28	11.02	7.31	18.08	55				
OTHER AREA	3.77	3.84	2.15	6.03	29				
TOTAL RENT	10.23	9.01	7.10	12.72	100				
MISCELLANEOUS	.61	.15	.03	.52	69				
TOTAL INCOME	10.88	9.84	7.30	12.80	100				
EXPENSE									
CLEANING	1.07	.92	.61	1.34	106	1.17	.94	.68	1.48
REPAIR-MAINT	1.18	1.01	.72	1.37	106	1.28	1.15	.78	1.63
UTILITIES	1.52	1.45	1.16	1.76	106	1.60	1.55	1.28	1.90
RDS GNDS SEC	.29	.24	.12	.41	97	.29	.24	.12	.41
ADMINISTRATIVE	.71	.62	.41	.93	105	.71	.62	.41	.93
TOTAL OPER EXP	4.75	4.59	3.79	5.62	106	5.13	4.87	4.08	6.20
FIXED EXPENSES	1.24	.86	.63	1.71	106	1.24	.86	.63	1.71
TOTAL OPER+FIXED	6.00	5.65	4.78	6.88	106	6.37	6.12	5.07	7.71
LEASING EXP	.61	.29	.08	.89	83				
TOTAL PAYROLL	1.14	.84	.52	1.73	80				
TOTAL CONTRACT	1.54	1.29	.91	2.02	83				

AVG SQFT OFC TEN	3248	94	AVG OFFICE OCCUPANCY	89.4	103
AVG SQFT RET TEN	2888	58	AVG RETAIL OCCUPANCY	91.8	64
AVG SQFT OFC WORK	247	81	AVG RATE YR-END RENT	14.17	99
			RENTABLE GROSS SQFT	.82	40

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.95	74	ADMIN TOTAL	.61	75
PAYROLL	.35	28	PAYROLL	.27	46
CONTRACT	.70	70	MGMT FEES	.41	59
SUP MAT MISC	.05	65	LEGAL FEES	.02	33
TRASH REMOVAL	.04	65	AUDIT FEES	.05	28
			GEN OFC EXP	.05	58
REPR MAINT TOTAL	1.14	74	OTHER ADM EXP	.02	51
PAYROLL	.48	60			
ELEVATOR	.22	74	FIXED EXP TOTAL	.69	75
HVAC	.13	67	REAL ESTATE TAX	.78	72
ELECTRICAL	.04	65	BUILDING INS	.12	70
STRUCT ROOF	.03	32	PERS PROP TAX	.01	12
PLUMBING	.02	64	OTHER TAXES	.02	17
FIRE LIFE SFTY	.02	32			
OTHER MAINT SUP	.18	74	LEASING EXPENSES	.32	60
			ADV PROMOTION	.02	29
UTILITIES TOTAL	1.43	74	COMM FEES	.09	45
ELECTRIC	1.06	74	TENANT ALTS	.41	43
GAS	.19	45	BUY-OUTS	.09	4
FUEL OIL	.19	11			
PURCH STEAM	.41	27	TOTAL PAYROLL	.91	52
PURCH CH WTR	.28	2	CLEANING	.32	26
COAL			REPAIR MAINT	.48	47
WATER SEWER	.07	70	RDS GROUNDS	.05	4
			SECURITY	.19	19
RDS GNDS SEC TOT	.25	70	ADMINISTRATIVE	.27	39
RDS GNDS TOTAL	.02	24			
RDS GNDS PAYRL	.05	5	TOTAL CONTRACTS	1.47	56
RDS GNDS CONTR	.01	17	CLEANING	.71	54
RDS GNDS OTHER	.01	11	REPAIR MAINT	.31	53
SECURITY TOTAL	.24	69	RDS GROUNDS	.01	15
SEC PAYROLL	.19	32	SECURITY	.14	50
SEC CONTRACTS	.15	53	ADMINISTRATIVE	.42	44
SEC OTHER	.01	11			

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
50 OR MORE YEARS 20 - 29 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	41 BLDS 14,867,663 SQ FT					13,906,425 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					34	13.85	12.18	8.49	17.02
RETAIL AREA	13.78	17.87	9.34	24.78	28				
OTHER AREA	3.55	3.96	1.74	6.97	14				
TOTAL RENT	13.78	12.47	8.43	16.50	35				
MISCELLANEOUS	.78	.45	.03	1.46	30				
TOTAL INCOME	14.42	14.09	9.79	16.96	35				
EXPENSE									
CLEANING	1.57	1.37	.81	1.52	41	1.67	1.40	.87	1.62
REPAIR-MAINT	1.60	1.36	.93	1.86	41	1.68	1.46	.98	2.18
UTILITIES	1.84	1.75	1.15	2.04	41	1.91	1.81	1.26	2.23
RDS GNDS SEC	.30	.24	.16	.36	38	.30	.24	.16	.36
ADMINISTRATIVE	.78	.73	.42	1.04	41	.78	.73	.42	1.04
TOTAL OPER EXP	6.07	5.64	4.21	6.84	41	6.39	6.17	4.56	7.21
FIXED EXPENSES	1.93	1.55	.69	2.65	41	1.93	1.55	.69	2.65
TOTAL OPER+FIXED	8.00	7.53	5.60	9.09	41	8.32	7.85	5.78	9.24
LEASING EXP	1.00	.69	.25	1.59	25				
TOTAL PAYROLL	2.29	1.59	.72	2.74	35				
TOTAL CONTRACT	1.23	1.20	.56	1.73	36				

AVG SQFT OFC TEN	6613	36	AVG OFFICE OCCUPANCY	90.7	38
AVG SQFT RET TEN	3023	30	AVG RETAIL OCCUPANCY	91.9	31
AVG SQFT OFC WORK	240	35	AVG RATE YR-END RENT	17.05	34
			RENTABLE GROSS SQFT	.79	16

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.30	28	ADMIN TOTAL	.72	28
PAYROLL	1.22	16	PAYROLL	.32	22
CONTRACT	.52	25	MGMT FEES	.46	16
SUP MAT MISC	.06	24	LEGAL FEES	.05	20
TRASH REMOVAL	.03	26	AUDIT FEES	.02	12
			GEN OFC EXP	.05	24
REPR MAINT TOTAL	1.42	28	OTHER ADM EXP	.05	19
PAYROLL	.74	25			
ELEVATOR	.22	28	FIXED EXP TOTAL	1.16	28
HVAC	.07	26	REAL ESTATE TAX	.60	28
ELECTRICAL	.04	24	BUILDING INS	.15	25
STRUCT ROOF	.07	11	PERS PROP TAX	.00	6
PLUMBING	.02	23	OTHER TAXES	.02	15
FIRE LIFE SFTY	.02	11			
OTHER MAINT SUP	.28	27	LEASING EXPENSES	.69	19
			ADV PROMOTION	.02	10
UTILITIES TOTAL	1.73	28	COMM FEES	.18	13
ELECTRIC	1.17	28	TENANT ALTS	.54	18
GAS	.14	16	BUY-OUTS	.20	1
FUEL OIL	.08	3			
PURCH STEAM	.51	14	TOTAL PAYROLL	1.91	24
PURCH CH WTR	.70	1	CLEANING	1.22	15
COAL			REPAIR MAINT	.76	24
WATER SEWER	.10	26	RDS GROUNDS	.01	2
			SECURITY	.18	12
RDS GNDS SEC TOT	.21	27	ADMINISTRATIVE	.32	21
RDS GNDS TOTAL	.01	6			
RDS GNDS PAYRL	.01	1	TOTAL CONTRACTS	1.16	25
RDS GNDS CONTR	.01	4	CLEANING	.47	24
RDS GNDS OTHER	.10	2	REPAIR MAINT	.32	23
SECURITY TOTAL	.20	27	RDS GROUNDS	.01	5
SEC PAYROLL	.15	13	SECURITY	.18	18
SEC CONTRACTS	.18	22	ADMINISTRATIVE	.32	18
SEC OTHER	.01	8			

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
50 OR MORE YEARS 30 - 39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 5,266,024 SQ.FT.					4,983,262 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	14.67	13.62	8.89	16.95
RETAIL AREA	13.38	11.77	1.27	34.57	6				
OTHER AREA	9.69	7.78	.99	39.62	7				
TOTAL RENT	14.34	13.01	8.99	17.20	9				
MISCELLANEOUS	.67	.50	.07	1.29	8				
TOTAL INCOME	14.96	13.97	9.78	17.55	9				
EXPENSE									
CLEANING	1.75	1.49	.82	2.14	10	1.83	1.53	.89	2.35
REPAIR-MAINT	2.50	1.84	1.15	3.40	10	2.61	1.91	1.19	3.66
UTILITIES	2.74	2.13	1.71	3.50	10	2.84	2.24	1.84	3.55
RDS. GNDS. SEC	.28	.28	.25	.34	8	.28	.28	.25	.34
ADMINISTRATIVE	.56	.58	.19	1.00	10	.50	.58	.19	1.00
TOTAL OPER EXP	7.70	6.64	5.71	8.23	10	8.05	6.92	6.02	8.89
FIXED EXPENSES	3.12	2.38	1.67	3.69	10	3.12	2.38	1.67	3.69
TOTAL OPER+FIXED	10.82	9.73	8.05	10.35	10	11.17	10.07	8.41	10.95
LEASING EXP	2.53	.81	.31	4.36	7				
TOTAL PAYROLL	3.12	3.08	1.38	4.40	9				
TOTAL CONTRACT	1.37	.77	.68	2.27	9				

AVG SQFT OFC TEN	12571	9	AVG OFFICE OCCUPANCY	89.4	10
AVG SQFT RET TEN	2805	7	AVG RETAIL OCCUPANCY	87.7	8
AVG SQFT OFC WORK	226	8	AVG RATE YR-END RENT	24.50	8
			RENTABLE GROSS SQFT	.76	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.49	8
PAYROLL	1.50	5
CONTRACT	.46	8
SUP MAT MISC	.09	6
TRASH REMOVAL	.02	6
REPR MAINT TOTAL	1.70	8
PAYROLL	.98	8
ELEVATOR	.36	7
HVAC	.17	7
ELECTRICAL	.05	8
STRUCT ROOF	.04	1
PLUMBING	.02	6
FIRE LIFE SFTY	.06	4
OTHER MAINT SUP	.27	7
UTILITIES TOTAL	2.13	8
ELECTRIC	1.54	8
GAS	.46	4
FUEL OIL	.03	1
PURCH STEAM	.64	5
PURCH CH WTR		
COAL		
WATER SEWER	.08	8
RDS. GNDS. SEC TOT	.28	8
RDS. GNDS TOTAL	.01	1
RDS. GNDS PAYRL		
RDS. GNDS CONTR	.01	1
RDS. GNDS OTHER		
SECURITY TOTAL	.28	8
SEC PAYROLL	.36	2
SEC CONTRACTS	.26	5
SEC OTHER	.08	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.71	8
PAYROLL	.28	8
MGMT FEES	.26	5
LEGAL FEES	.04	6
AUDIT FEES	.05	3
GEN OFC EXP	.05	7
OTHER ADM EXP	.03	4
FIXED EXP TOTAL	2.38	8
REAL ESTATE TAX	2.23	8
BUILDING INS	.14	8
PERS PROP TAX	.03	1
OTHER TAXES	.01	2
LEASING EXPENSES	.66	6
ADV PROMOTION	.04	3
COMM FEES	.10	6
TENANT ALTS	.73	4
BUY-OUTS		
TOTAL PAYROLL	3.16	7
CLEANING	1.19	6
REPAIR MAINT	1.03	7
RDS GROUNDS		
SECURITY	.31	3
ADMINISTRATIVE	.32	7
TOTAL CONTRACTS	.77	7
CLEANING	.13	7
REPAIR MAINT	.42	7
RDS GROUNDS		
SECURITY	.23	6
ADMINISTRATIVE	.05	5

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
50 OR MORE YEARS 50 OR MORE STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 3,712,754 SQ.FT.					3,431,171 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2.11	2.01			3	2.27	2.14		
REPAIR-MAINT	2.12	2.12			3	2.29	2.26		
UTILITIES	2.88	2.71			3	3.02	2.89		
RDS GNDS SEC	.21	.24			3	.21	.24		
ADMINISTRATIVE	.66	.77			3	.68	.77		
TOTAL OPER EXP	8.00	7.79			3	8.55	8.31		
FIXED EXPENSES	3.76	3.69			3	3.78	3.69		
TOTAL OPER+FIXED	11.75	11.47			3	12.30	12.00		
LEASING EXP	.97	.19			3				
TOTAL PAYROLL	1.82	1.31			3				
TOTAL CONTRACT	2.53	1.52			3				

AVG SQFT OFC TEN	3788	3	AVG OFFICE OCCUPANCY	96.7	3
AVG SQFT RET TEN	3637	3	AVG RETAIL OCCUPANCY	99.6	3
AVG SQFT OFC WORK	279	2	AVG RATE YR-END RENT	30.37	3
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS. GNDS. SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS. GNDS. CONTR		
RDS. GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

UNITES STATES GOVERNMENT SECTOR
CITY ANALYSES

ANNAPOLIS, MD 231
ATLANTA, GA 231
BALTIMORE, MD 232
BOSTON, MA 232
CHICAGO, IL 233
CINCINNATI, IN 233
CLEVELAND, OH 234
INDIANAPOLIS, IN 234
KANSAS CITY, MO 235
LOS ANGELES, CA 236
MIAMI, FL 237
NEW ORLEANS, LA 238
NEW YORK, NY 239
OGDEN, UT 239
OMAHA, NE 240
PHILADELPHIA, PA 240
PORTLAND, OR 241
SACRAMENTO, CA 241
SAN DIEGO, CA 242
SAN FRANCISCO, CA 243
SANTA FE, NM 244
SEATTLE, WA 244
WASHINGTON, DC 245

U.S. GOVERNMENT SECTOR
ANNAPOLIS
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS 796,922 SQ. FT.					794,872 SQ. FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.36	1.36			17	1.36	1.36		
REPAIR-MAINT	1.88	1.88			17	1.88	1.88		
UTILITIES	2.51	2.51			17	2.51	2.51		
RDS GNDS SEC	2.69	2.69			17	2.69	2.69		
ADMINISTRATIVE	.48	.48			17	.48	.48		
TOTAL OPER EXP	8.92	8.92			17	8.92	8.92		
FIXED EXPENSES									
TOTAL OPER+FIXED	8.92	8.92			17		8.92		
LEASING EXP									
TOTAL PAYROLL	4.71	4.71			17				
TOTAL CONTRACT	.97	.97			17				

AVG SQFT OFC TEN	23379	17	AVG OFFICE OCCUPANCY	100.0	17
AVG SQFT RET TEN	1025	17	AVG RETAIL OCCUPANCY	100.0	17
AVG SQFT OFC WORK	231	17	AVG RATE YR-END RENT	8.00	17
			RENTABLE GROSS SQFT	.85	17

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.36	17
PAYROLL	.94	17
CONTRACT	.18	17
SUP MAT MISC	.24	17
TRASH REMOVAL	.02	17
REPR MAINT TOTAL	1.88	17
PAYROLL	1.32	17
ELEVATOR	.07	17
HVAC	.08	17
ELECTRICAL	.03	17
STRUCT ROOF	.01	17
PLUMBING		
FIRE LIFE SFTY	.01	17
OTHER MAINT SUP	.36	17
UTILITIES TOTAL	2.51	17
ELECTRIC	1.81	17
GAS	.58	17
FUEL OIL	.02	17
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.10	17
RDS GNDS SEC TOT	2.69	17
RDS GNDS TOTAL	.29	17
RDS GNDS PAYRL	.19	17
RDS GNDS CONTR	.05	17
RDS GNDS OTHER	.05	17
SECURITY TOTAL	2.40	17
SEC PAYROLL	1.88	17
SEC CONTRACTS		
SEC OTHER	.51	17

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.48	17
PAYROLL	.38	17
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.00	17
OTHER ADM EXP	.10	17
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	4.71	17
CLEANING	.94	17
REPAIR MAINT	1.32	17
RDS GROUNDS	.19	17
SECURITY	1.88	17
ADMINISTRATIVE	.38	17
TOTAL CONTRACTS	.97	17
CLEANING	.18	17
REPAIR MAINT	.19	17
RDS GROUNDS	.10	17
SECURITY	.51	17
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
ATLANTA
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,341,213 SQ. FT.					1,169,002 SQ. FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.03	.99			3	1.18	1.15		
REPAIR-MAINT	.91	.98			3	1.04	1.12		
UTILITIES	1.40	.95			3	1.43	.96		
RDS GNDS SEC	.18	.20			3	.18	.20		
ADMINISTRATIVE	.25	.28			2	.25	.28		
TOTAL OPER EXP	3.73	3.44			3	4.10	3.87		
FIXED EXPENSES									
TOTAL OPER+FIXED	2.31	2.31			1		2.31		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	15759	2	AVG OFFICE OCCUPANCY	99.0	2
AVG SQFT RET TEN	29431	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	198	2	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.74	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
BALTIMORE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 1,798,389 SQ FT					1,503,719 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.30	1.22	1.09	1.51	7	1.52	1.39	1.31	1.78
REPAIR-MAINT	1.21	1.10	.85	1.44	7	1.41	1.35	1.00	1.73
UTILITIES	2.53	1.99	1.36	2.76	7	2.93	2.27	1.65	3.14
RDS GNDS SEC	.97	.19	.16	1.04	7	.97	.19	.16	1.04
ADMINISTRATIVE	.39	.23	.21	.41	7	.39	.23	.21	.41
TOTAL OPER EXP	6.41	4.76	4.20	6.63	7	7.50	5.53	4.91	7.92
FIXED EXPENSES									
TOTAL OPER+FIXED	8.48	8.48			4		10.05		
LEASING EXP									
TOTAL PAYROLL	3.64	3.64			4				
TOTAL CONTRACT	1.01	1.01			4				

AVG SQFT OFC TEN	21691	7	AVG OFFICE OCCUPANCY	98.1	7
AVG SQFT RET TEN	3481	7	AVG RETAIL OCCUPANCY	100.0	7
AVG SQFT OFC WORK	171	7	AVG RATE YR-END RENT	9.00	4
			RENTABLE GROSS SQFT	.73	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.18	4	ADMIN TOTAL	.58	4
PAYROLL	.62	4	PAYROLL	.47	4
CONTRACT	.38	4	MGMT FEES		
SUP MAT MISC	.14	4	LEGAL FEES		
TRASH REMOVAL	.04	4	AUDIT FEES		
			GEN OFC EXP	.01	4
REPR MAINT TOTAL	1.56	4	OTHER ADM EXP	.10	4
PAYROLL	1.09	4			
ELEVATOR	.06	4	FIXED EXP TOTAL		
HVAC	.12	4	REAL ESTATE TAX		
ELECTRICAL	.01	4	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY	.04	4			
OTHER MAINT SUP	.24	4	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.99	7	COMM FEES		
ELECTRIC	.81	7	TENANT ALTS		
GAS	.01	6	BUY-OUTS		
FUEL OIL	.03	4			
PURCH STEAM	.85	3	TOTAL PAYROLL	3.64	4
PURCH CH WTR			CLEANING	.62	4
COAL			REPAIR MAINT	1.09	4
WATER SEWER	.06	4	RDS GROUNDS	.15	4
			SECURITY	1.31	4
RDS GNDS SEC TOT	1.89	4	ADMINISTRATIVE	.47	4
RDS GNDS TOTAL	.19	4			
RDS GNDS PAYRL	.15	4	TOTAL CONTRACTS	1.01	4
RDS GNDS CONTR	.01	4	CLEANING	.38	4
RDS GNDS OTHER	.03	4	REPAIR MAINT	.19	4
SECURITY TOTAL	1.70	4	RDS GROUNDS	.05	4
SEC PAYROLL	1.31	4	SECURITY	.39	4
SEC CONTRACTS	.10	4	ADMINISTRATIVE		
SEC OTHER	.29	4			

U.S. GOVERNMENT SECTOR
BOSTON
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 1,630,648 SQ FT					1,352,955 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.42	1.64	1.10	2.16	6	1.71	2.08	1.43	2.31
REPAIR-MAINT	.95	.96	.83	1.79	6	1.15	1.23	1.05	1.89
UTILITIES	2.55	2.02	1.55	2.76	6	3.02	2.35	1.91	3.27
RDS GNDS SEC	.18	.17	.16	.19	6	.18	.17	.16	.19
ADMINISTRATIVE	.26	.26	.22	.66	6	.26	.26	.22	.66
TOTAL OPER EXP	5.37	5.43	4.37	6.74	6	6.42	6.48	5.85	7.16
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	14547	6	AVG OFFICE OCCUPANCY	98.9	6
AVG SQFT RET TEN	3949	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	175	6	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.74	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	2.02	6	COMM FEES		
ELECTRIC	1.07	6	TENANT ALTS		
GAS	.50	1	BUY-OUTS		
FUEL OIL	.53	2			
PURCH STEAM	1.30	3	TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. GOVERNMENT SECTOR
CHICAGO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 1,561,157 SQ.FT					1,279,253 SQ.FT			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.54	1.58	1.36	1.75	4	1.88	1.92	1.54	2.48
REPAIR-MAINT	1.18	1.12	.99	1.37	4	1.44	1.41	1.35	1.59
UTILITIES	1.73	1.59	1.44	1.83	4	2.06	2.01	1.86	2.16
RDS GNDS SEC	.18	.18	.18	.18	4	.18	.18	.18	.18
ADMINISTRATIVE	.26	.23	.22	.27	4	.26	.23	.22	.27
TOTAL OPER EXP	4.89	4.83	4.61	4.98	4	5.91	5.95	5.60	6.47
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	34712	4	AVG OFFICE OCCUPANCY	97.7	4
AVG SQFT RET TEN	5987	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	203	4	AVG RATE YR-END RENT	00	0
			RENTABLE GROSS SQFT	.79	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL	1.59	4
ELECTRIC	1.17	4
GAS	.41	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
CINCINNATI
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,462,639 SQ.FT					1,281,201 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.03	.79			3	1.19	1.19		
REPAIR-MAINT	1.66	1.31			3	1.92	1.98		
UTILITIES	1.36	1.22			3	1.57	1.84		
RDS GNDS SEC	.28	.11			3	.28	.11		
ADMINISTRATIVE	.35	.26			3	.35	.26		
TOTAL OPER EXP	4.66	3.88			3	5.41	5.58		
FIXED EXPENSES	.42	.42			1	.42	.42		
TOTAL OPER+FIXED	4.79	3.88			3	9.21	5.58		
LEASING EXP									
TOTAL PAYROLL	2.25	1.27			3				
TOTAL CONTRACT	.67	.80			3				

AVG SQFT OFC TEN	76265	3	AVG OFFICE OCCUPANCY	96.8	3
AVG SQFT RET TEN			AVG RETAIL OCCUPANCY		
AVG SQFT OFC WORK	286	3	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.79	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
CLEVELAND
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,475,231 SQ.FT.					1,431,310 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.67	1.78			3	1.72	1.88		
REPAIR-MAINT	1.01	1.03			3	1.04	1.47		
UTILITIES	1.67	1.39			3	1.72	1.98		
RDS. GNDS. SEC	.36	.36			3	.36	.36		
ADMINISTRATIVE	.29	.29			3	.29	.29		
TOTAL OPER EXP	4.99	4.64			3	5.14	5.59		
FIXED EXPENSES									
TOTAL OPER+FIXED	5.03	4.58			2		4.58		
LEASING EXP									
TOTAL PAYROLL	2.43	2.49			2				
TOTAL CONTRACT	.66	.47			2				

		# BLDS			# BLDS
AVG SQFT OFC TEN	26618	3	AVG OFFICE OCCUPANCY	98.6	3
AVG SQFT RET TEN	387	1	AVG RETAIL OCCUPANCY	00.0	1
AVG SQFT OFC WORK	215	3	AVG RATE YR-END RENT	12.00	1
			RENTABLE GROSS SQFT	.74	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
INDIANAPOLIS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,339,931 SQ.FT.					1,240,660 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.11	.98			3	1.20	1.05		
REPAIR-MAINT	1.56	.80			3	1.68	1.06		
UTILITIES	1.12	.69			3	1.21	.90		
RDS GNDS SEC	.30	.18			3	.30	.18		
ADMINISTRATIVE	.34	.37			3	.34	.37		
TOTAL OPER EXP	4.44	4.11			3	4.79	5.41		
FIXED EXPENSES	.11	.11			1	.11	.11		
TOTAL OPER+FIXED	5.91	5.91			1	5.91	5.91		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

		# BLDS			# BLDS
AVG SQFT OFC TEN	19463	3	AVG OFFICE OCCUPANCY	97.3	3
AVG SQFT RET TEN	1893	2	AVG RETAIL OCCUPANCY	00.0	2
AVG SQFT OFC WORK	237	3	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.77	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR. MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM. FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
KANSAS CITY
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 2,018,193 SQ.FT.					1,785,690 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.38	1.18	.86	1.68	7	1.56	1.18	1.00	1.89
REPAIR-MAINT	.90	.73	.63	1.53	7	1.02	.94	.66	1.53
UTILITIES	1.63	1.55	1.28	2.92	7	1.81	1.60	1.53	3.26
RDS GNDS SEC	.26	.18	.16	1.04	6	.26	.18	.16	1.04
ADMINISTRATIVE	.35	.23	.19	1.10	7	.35	.23	.19	1.10
TOTAL OPER EXP	4.50	4.38	3.76	5.98	7	5.06	4.93	4.39	6.09
FIXED EXPENSES	.26	.30			3	.28	.30		
TOTAL OPER+FIXED	5.68	6.07			3	5.68	6.07		
LEASING EXP									
TOTAL PAYROLL	2.18	2.72			3				
TOTAL CONTRACT	1.34	1.39			3				

AVG SQFT OFC TEN	14291	6	AVG OFFICE OCCUPANCY	99.0	7
AVG SQFT RET TEN	4470	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	172	6	AVG RATE YR-END RENT	8.00	1
			RENTABLE GROSS SQFT	.71	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.18	3
PAYROLL	.38	2
CONTRACT	.89	3
SUP MAT MISC	.03	3
TRASH REMOVAL	.04	3
REPR MAINT TOTAL	1.53	3
PAYROLL	1.00	3
ELEVATOR	.35	3
HVAC	.08	3
ELECTRICAL	.04	2
STRUCT ROOF	.00	1
PLUMBING	.01	3
FIRE LIFE SFTY	.00	2
OTHER MAINT SUP	.05	3
UTILITIES TOTAL	1.55	7
ELECTRIC	1.33	7
GAS	.10	2
FUEL OIL		
PURCH STEAM	.43	5
PURCH CH WTR		
COAL		
WATER SEWER	.04	3
RDS. GNDS. SEC TOT	1.04	2
RDS GNDS TOTAL	.09	1
RDS. GNDS PAYRL	.08	1
RDS GNDS CONTR	.00	
RDS GNDS OTHER	.00	1
SECURITY TOTAL	1.00	2
SEC PAYROLL	.99	2
SEC CONTRACTS		
SEC OTHER	.00	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.10	3
PAYROLL	1.07	2
MGMT FEES	.25	1
LEGAL FEES		
AUDIT FEES	.01	1
GEN OFC EXP	.09	1
OTHER ADM EXP	.03	3
FIXED EXP TOTAL	.30	3
REAL ESTATE TAX	.45	1
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	2.72	3
CLEANING	.38	2
REPAIR MAINT	1.00	3
RDS GROUNDS	.08	1
SECURITY	.99	2
ADMINISTRATIVE	1.07	2
TOTAL CONTRACTS	1.39	3
CLEANING	.89	3
REPAIR MAINT	.49	3
RDS GROUNDS	.01	1
SECURITY	.00	1
ADMINISTRATIVE	.25	1

U.S. GOVERNMENT SECTOR
KANSAS CITY
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 1,105,975 SQ.FT.					979,299 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.07	.89	.78	1.33	5	1.21	1.14	.85	1.53
REPAIR-MAINT	.99	.73	.57	1.37	5	1.12	.94	.65	1.44
UTILITIES	1.63	1.41	1.24	2.26	5	1.84	1.59	1.40	2.71
RDS GNDS SEC	.28	.18	.16	.37	4	.28	.18	.16	.37
ADMINISTRATIVE	.44	.23	.18	.69	5	.44	.23	.18	.69
TOTAL OPER EXP	4.37	3.91	3.32	5.31	5	4.93	4.81	3.64	6.04
FIXED EXPENSES	.25	.32			2	.25	.32		
TOTAL OPER+FIXED	5.17	4.75			2	5.17	4.75		
LEASING EXP									
TOTAL PAYROLL	1.86	1.47			2				
TOTAL CONTRACT	1.29	1.24			2				

AVG SQFT OFC TEN	11899	5	AVG OFFICE OCCUPANCY	98.4	5
AVG SQFT RET TEN	1021	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	195	4	AVG RATE YR-END RENT	8.00	1
			RENTABLE GROSS SQFT	.70	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS. GNDS. SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS. GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
LOS ANGELES
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 2,661,315 SQ.FT.					2,179,333 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.28	1.18	.52	1.63	6	1.57	1.59	.87	2.02
REPAIR-MAINT	1.07	.85	.53	1.51	6	1.31	1.10	.69	1.80
UTILITIES	1.22	1.11	.71	1.84	6	1.47	1.37	.95	1.98
RDS. GNDS. SEC	.16	.17	.13	.18	6	.18	.17	.13	.18
ADMINISTRATIVE	.42	.40	.30	.74	6	.42	.40	.30	.74
TOTAL OPER EXP	4.16	3.97	2.84	4.98	6	5.06	5.04	3.73	5.73
FIXED EXPENSES									
TOTAL OPER+FIXED	4.79	4.13			2		4.47		
LEASING EXP									
TOTAL PAYROLL	3.75	3.75			1				
TOTAL CONTRACT	.04	.04			1				

AVG SQFT OFC TEN	18110	4	AVG OFFICE OCCUPANCY	98.8	5
AVG SQFT RET TEN	2595	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	229	5	AVG RATE YR-END RENT	12.00	1
			RENTABLE GROSS SQFT	.79	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR. MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM. FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS. GROUNDS		
			SECURITY		
RDS. GNDS. SEC TOT			ADMINISTRATIVE		
RDS. GNDS TOTAL					
RDS. GNDS PAYRL			TOTAL CONTRACTS		
RDS. GNDS CONTR			CLEANING		
RDS. GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. GOVERNMENT SECTOR
LOS ANGELES
DOWNTGWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,503,657 SQ.FT.					1,250,212 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.54	1.48			3	1.85	1.85		
REPAIR-MAINT	1.32	.99			3	1.58	1.30		
UTILITIES	1.30	1.01			3	1.54	1.32		
RDS. GNDS. SEC	.15	.17			3	.15	.17		
ADMINISTRATIVE	.45	.41			3	.45	.41		
TOTAL OPER EXP	4.75	4.87			3	5.70	5.69		
FIXED EXPENSES									
TOTAL OPER+FIXED	5.10	5.10			1		5.77		
LEASING EXP									
TOTAL PAYROLL	3.75	3.75			1				
TOTAL CONTRACT	.04	.04			1				

AVG SQFT OFC TEN	17853	2	AVG OFFICE OCCUPANCY	98.2	2
AVG SQFT RET TEN	1726	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	273	2	AVG RATE YR-END RENT	00	0
			RENTABLE GROSS SQFT	.79	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR. MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM. FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS. GROUNDS		
			SECURITY		
RDS. GNDS SEC TOT			ADMINISTRATIVE		
RDS. GNDS TOTAL					
RDS. GNDS PAYRL			TOTAL CONTRACTS		
RDS. GNDS CONTR			CLEANING		
RDS. GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. GOVERNMENT SECTOR
MIAMI
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	677,752 SQ.FT.				650,753 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.01	.97			3	1.05	.99		
REPAIR-MAINT	1.66	1.77			3	1.73	1.84		
UTILITIES	2.45	2.69			3	2.51	2.70		
RDS GNDS SEC	.52	.62			3	.52	.62		
ADMINISTRATIVE	.27	.30			3	.27	.30		
TOTAL OPER EXP	5.91	6.06			3	6.11	6.21		
FIXED EXPENSES	.02	.02			1	.02	.02		
TOTAL OPER+FIXED	6.40	6.49			2	7.08	6.64		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	1.85	1.85			1				

AVG SQFT OFC TEN	14606	3	AVG OFFICE OCCUPANCY	98.8	3
AVG SQFT RET TEN	4060	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	230	3	AVG RATE YR-END RENT	7.38	2
			RENTABLE GROSS SQFT	.79	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
MIAMI
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	677,752 SQ.FT.				650,753 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.01	.97			3	1.05	.99		
REPAIR-MAINT	1.66	1.77			3	1.73	1.84		
UTILITIES	2.45	2.69			3	2.51	2.70		
RDS GNDS SEC	.52	.62			3	.52	.62		
ADMINISTRATIVE	.27	.30			3	.27	.30		
TOTAL OPER EXP	5.91	6.06			3	6.11	6.21		
FIXED EXPENSES	.02	.02			1	.02	.02		
TOTAL OPER+FIXED	6.40	6.49			2	7.08	6.64		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	1.85	1.85			1				

AVG SQFT OFC TEN	14606	3	AVG OFFICE OCCUPANCY	98.8	3
AVG SQFT RET TEN	4060	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	230	3	AVG RATE YR-END RENT	7.38	2
			RENTABLE GROSS SQFT	.79	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL	2.69	
ELECTRIC	2.21	
GAS	.18	
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
NEW ORLEANS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 1,357,721 SQ.FT.					1,272,697 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	11.46	8.85	7.49	12.39
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.46	8.85	7.49	12.39	5				
MISCELLANEOUS									
TOTAL INCOME	11.46	8.85	7.49	12.39	5				
EXPENSE									
CLEANING	.80	.74	.68	1.08	6	.85	.78	.68	1.15
REPAIR-MAINT	1.45	1.52	.97	1.76	6	1.55	1.52	1.11	1.76
UTILITIES	1.62	1.18	.93	1.94	6	1.71	1.18	.93	2.11
RDS GNDS SEC	.18	.12	.09	.45	6	.18	12	.09	.45
ADMINISTRATIVE	.64	.61	.39	.96	6	.64	.61	.39	.96
TOTAL OPER EXP	4.69	4.41	3.40	5.72	6	4.98	5.33	3.40	5.72
FIXED EXPENSES									
TOTAL OPER+FIXED	4.83	4.87	3.40	5.72	5		4.87	3.40	5.72
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	23374	1	AVG OFFICE OCCUPANCY	99.3	1
AVG SQFT RET TEN	4096	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	264	1	AVG RATE YR-END RENT	14.00	5
			RENTABLE GROSS SQFT	.67	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM. FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. GOVERNMENT SECTOR
NEW ORLEANS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 453,280 SQ.FT.					453,280 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	8.13	7.77		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.13	7.77			3				
MISCELLANEOUS									
TOTAL INCOME	8.13	7.77			3				
EXPENSE									
CLEANING	.87	.73			3	.87	.73		
REPAIR-MAINT	1.21	1.52			3	1.21	1.52		
UTILITIES	.99	1.08			3	.99	1.08		
RDS GNDS SEC	.27	.12			3	.27	.12		
ADMINISTRATIVE	.64	.61			3	.64	.61		
TOTAL OPER EXP	3.98	4.04			3	3.98	4.04		
FIXED EXPENSES									
TOTAL OPER+FIXED	3.98	4.04			3		4.04		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	0	0	AVG OFFICE OCCUPANCY	0	0
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	12.87	3
			RENTABLE GROSS SQFT	.58	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM. FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. GOVERNMENT SECTOR
NEW YORK
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 2,928,198 SQ.FT.					2,537,650 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.88	2.61	1.60	3.55	5	2.17	3.54	1.83	3.95
REPAIR-MAINT	1.05	.95	.71	2.12	5	1.21	1.29	.77	2.52
UTILITIES	3.06	3.34	2.06	6.21	5	3.50	3.65	2.51	6.81
RDS. GNDS. SEC	.18	.18	.17	.18	5	.18	.18	.17	.18
ADMINISTRATIVE	.54	.44	.37	1.30	5	.54	.44	.37	1.30
TOTAL OPER EXP	6.71	6.78	6.20	12.45	5	7.70	8.12	7.51	13.89
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	20151	5	AVG OFFICE OCCUPANCY	97.7	5
AVG SQFT RET TEN	1811	5	AVG RETAIL OCCUPANCY	100.0	5
AVG SQFT OFC WORK	191	5	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.71	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP.		
UTILITIES TOTAL	3.34	5
ELECTRIC	2.03	5
GAS	.00	3
FUEL OIL	.01	1
PURCH STEAM	1.09	4
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM. FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
OGDEN
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 607,877 SQ.FT.					477,262 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.05	1.11			3	1.34	1.31		
REPAIR-MAINT	.83	.78			3	1.06	1.05		
UTILITIES	1.95	1.16			3	2.34	1.27		
RDS. GNDS. SEC	.18	.18			3	.19	.18		
ADMINISTRATIVE	.35	.29			3	.35	.29		
TOTAL OPER EXP	4.35	3.40			3	5.40	3.79		
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	21854	3	AVG OFFICE OCCUPANCY	96.2	3
AVG SQFT RET TEN	13875	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	98	3	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.87	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR. MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL	1.16	3
ELECTRIC	.98	3
GAS	.22	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS. GNDS. SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS. GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM. FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
OMAHA
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 437,242 SQ.FT.					382,997 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.24	1.14			3	1.42	1.23		
REPAIR-MAINT	.86	.92			3	.98	.99		
UTILITIES	1.01	.92			3	1.15	.96		
RDS. GNDS. SEC	.18	.17			3	.18	.17		
ADMINISTRATIVE	.29	.28			3	.29	.28		
TOTAL OPER EXP	3.58	3.43			3	4.07	4.05		
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	6689	3
AVG SQFT RET TEN	1268	3
AVG SQFT OFC WORK	191	3

AVG OFFICE OCCUPANCY	99.6	3
AVG RETAIL OCCUPANCY	100.0	3
AVG RATE YR-END RENT	.00	0
RENTABLE GROSS SQFT	.74	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL	.92	3
ELECTRIC	.51	3
GAS	.26	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS. GNDS. SEC TOT		
RDS. GNDS TOTAL		
RDS. GNDS. PAYRL		
RDS. GNDS. CONTR		
RDS. GNDS. OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
PHILADELPHIA
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 1,050,296 SQ.FT.					883,001 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.10	1.05	.75	1.28	4	1.30	1.25	.82	1.55
REPAIR-MAINT	.78	.79	.58	1.80	4	.93	.94	.70	1.88
UTILITIES	1.51	1.57	1.41	1.82	4	1.76	1.83	1.67	1.95
RDS. GNDS. SEC	.17	.17	.16	.19	4	.17	.17	.16	.19
ADMINISTRATIVE	.17	.20	.16	.30	4	.17	.20	.16	.30
TOTAL OPER EXP	3.73	3.74	3.64	4.80	4	4.40	4.41	4.33	5.15
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	19936	4
AVG SQFT RET TEN	4319	3
AVG SQFT OFC WORK	199	4

AVG OFFICE OCCUPANCY	99.3	4
AVG RETAIL OCCUPANCY	100.0	3
AVG RATE YR-END RENT	.00	0
RENTABLE GROSS SQFT	.79	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL	1.55	3
ELECTRIC	.91	3
GAS	.00	3
FUEL OIL	.13	1
PURCH STEAM	.50	2
PURCH CH WTR		
COAL		
WATER SEWER		
RDS. GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS. GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV. PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS. GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
PORTLAND
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	723,022 SQ.FT.				524,923 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.51	1.50	1.39	1.68	4	2.08	2.05	1.95	2.18
REPAIR-MAINT	.99	1.06	.87	1.30	4	1.36	1.30	1.23	1.69
UTILITIES	1.83	1.61	1.21	2.01	4	2.43	2.11	1.45	2.72
RDS GNDS SEC	.19	.17	.17	.19	4	.19	.17	.17	.19
ADMINISTRATIVE	.14	.13	.11	.15	4	.14	.13	.11	.15
TOTAL OPER EXP	4.65	4.52	4.01	5.07	4	6.31	5.98	5.51	6.55
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	13371	4	AVG OFFICE OCCUPANCY	99.3	4
AVG SQFT RET TEN	4101	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	185	4	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.71	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL	1.61	4	COMM/FEES		
ELECTRIC	1.33	4	TENANT ALTS		
GAS	.24	3	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM	.98	1	CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS. GNDS. SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS. GNDS. PAYRL			CLEANING		
RDS. GNDS. CONTR			REPAIR MAINT		
RDS. GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. GOVERNMENT SECTOR
SACRAMENTO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	2,052,337 SQ.FT.				1,859,222 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.51	1.65	1.30	1.81	7	1.66	2.05	1.40	2.44
REPAIR-MAINT	1.70	1.62	1.54	2.19	7	1.88	1.80	1.67	2.71
UTILITIES	.55	.55	.43	.60	7	.60	.60	.51	.76
RDS GNDS SEC	.07	.07	.03	.16	7	.07	.07	.03	.16
ADMINISTRATIVE	.29	.27	.25	.42	7	.29	.27	.25	.42
TOTAL OPER EXP	4.11	3.94	3.86	4.89	7	4.54	5.31	4.07	5.78
FIXED EXPENSES									
TOTAL OPER+FIXED	4.01	3.92	3.77	5.14	5		4.23	3.97	6.17
LEASING EXP									
TOTAL PAYROLL	2.14	2.01	1.93	3.26	5				
TOTAL CONTRACT	.12	.13	.07	.14	5				

AVG SQFT OFC TEN	9778	2	AVG OFFICE OCCUPANCY	98.4	2
AVG SQFT RET TEN	2371	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	197	2	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.90	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.37	5	ADMIN TOTAL	.27	5
PAYROLL	1.25	5	PAYROLL	.27	5
CONTRACT			MGMT FEES		
SUP MAT MISC	.10	5	LEGAL FEES		
TRASH REMOVAL	.02	5	AUDIT FEES		
REPR MAINT TOTAL	1.78	5	GEN OFC EXP		
PAYROLL	.54	5	OTHER ADM EXP		
ELEVATOR	.13	5	FIXED EXP TOTAL		
HVAC	1.05	5	REAL ESTATE TAX		
ELECTRICAL	.03	5	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.00	5	OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP	.04	5	ADV PROMOTION		
UTILITIES TOTAL	.55	7	COMM FEES		
ELECTRIC	.42	7	TENANT ALTS		
GAS	.01	6	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL	2.01	5
PURCH STEAM			CLEANING	1.25	5
PURCH CH WTR			REPAIR MAINT	.54	5
COAL			RDS GROUNDS	.07	5
WATER SEWER	.05	5	SECURITY		
RDS. GNDS. SEC TOT	.07	5	ADMINISTRATIVE	.27	5
RDS GNDS TOTAL	.07	5	TOTAL CONTRACTS	.13	5
RDS GNDS PAYRL	.07	5	CLEANING		
RDS. GNDS CONTR			REPAIR MAINT	.13	5
RDS. GNDS OTHER	.00	3	RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. GOVERNMENT SECTOR
SACRAMENTO
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 935,686 SQ.FT.					798,854 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.71	1.79	1.47	1.96	5	2.00	2.09	1.72	2.45
REPAIR-MAINT	1.81	1.78	1.33	2.55	5	2.12	1.92	1.66	3.05
UTILITIES	.58	.55	.42	.84	5	.65	.60	.50	.78
RDS GNDS SEC	.10	.08	.05	.16	5	.10	.08	.05	.16
ADMINISTRATIVE	.33	.33	.25	.43	5	.33	.33	.25	.43
TOTAL OPER EXP	4.51	4.66	3.93	5.26	5	5.27	5.69	4.77	6.17
FIXED EXPENSES									
TOTAL OPER+FIXED	4.47	4.66			3		5.78		
LEASING EXP									
TOTAL PAYROLL	2.57	2.80			3				
TOTAL CONTRACT	.12	.13			3				

AVG SQFT OFC TEN	9778	2	AVG OFFICE OCCUPANCY	98.4	2
AVG SQFT RET TEN	2371	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	197	2	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.83	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.65	3	ADMIN TOTAL	.33	3
PAYROLL	1.52	3	PAYROLL	.33	3
CONTRACT			MGMT FEES		
SUP MAT MISC	.11	3	LEGAL FEES		
TRASH REMOVAL	.02	3	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	2.19	3	OTHER ADM EXP		
PAYROLL	.89	3			
ELEVATOR	.13	3	FIXED EXP TOTAL		
HVAC	1.05	3	REAL ESTATE TAX		
ELECTRICAL	.03	3	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.01	3	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.06	3	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	.55	5	COMM FEES		
ELECTRIC	.40	5	TENANT ALTS		
GAS	.01	5	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	2.80	3
PURCH CH WTR			CLEANING	1.52	3
COAL			REPAIR MAINT	.89	3
WATER SEWER	.04	3	RDS GROUNDS	.07	3
			SECURITY		
RDS GNDS SEC TOT	.07	3	ADMINISTRATIVE	.33	3
RDS GNDS TOTAL	.07	3			
RDS GNDS PAYRL	.07	3	TOTAL CONTRACTS	.13	3
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER	.00	2	REPAIR MAINT	.13	3
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. GOVERNMENT SECTOR
SAN DIEGO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,025,000 SQ.FT.					897,940 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.05	.90			3	1.20	1.12		
REPAIR-MAINT	1.17	.88			3	1.34	1.00		
UTILITIES	2.57	2.89			3	2.87	2.89		
RDS GNDS SEC	.38	.25			3	.38	.25		
ADMINISTRATIVE	.26	.26			3	.26	.26		
TOTAL OPER EXP	5.43	5.31			3	6.13	6.49		
FIXED EXPENSES									
TOTAL OPER+FIXED	5.55	4.74			2		4.91		
LEASING EXP									
TOTAL PAYROLL	2.50	2.17			2				
TOTAL CONTRACT	.18	.14			2				

AVG SQFT OFC TEN	15669	2	AVG OFFICE OCCUPANCY	99.7	2
AVG SQFT RET TEN	6221	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	319	2	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.84	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

U.S. GOVERNMENT SECTOR
SAN FRANCISCO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 2,331,019 SQ.FT.					2,003,927 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.90	1.75	1.45	2.18	6	2.21	1.98	1.73	2.56
REPAIR-MAINT	1.16	1.24	.62	1.40	6	1.35	1.45	.77	1.58
UTILITIES	1.14	1.02	.78	1.35	6	1.32	1.24	.90	1.51
RDS GNDS SEC	.13	.14	.01	.18	6	.13	.14	.01	.18
ADMINISTRATIVE	.37	.39	.27	.44	6	.37	.39	.27	.44
TOTAL OPER EXP	4.71	4.59	3.41	5.21	6	5.48	5.17	4.11	6.11
FIXED EXPENSES									
TOTAL OPER+FIXED	4.62	4.80			3		5.29		
LEASING EXP									
TOTAL PAYROLL	3.31	3.20			3				
TOTAL CONTRACT	.05	.05			3				

AVG SQFT OFC TEN	22832	3	AVG OFFICE OCCUPANCY	95.9	3
AVG SQFT RET TEN	3062	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	211	3	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.81	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.85	3	ADMIN TOTAL	.40	3
PAYROLL	1.70	3	PAYROLL	.40	3
CONTRACT			MGMT FEES		
SUP MAT MISC	.13	3	LEGAL FEES		
TRASH REMOVAL	.03	3	AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL	1.28	3			
PAYROLL	1.14	3	FIXED EXP TOTAL		
ELEVATOR	.05	3	REAL ESTATE TAX		
HVAC	.01	3	BUILDING INS		
ELECTRICAL	.04	3	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING	.00	3			
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP	.03	3	ADV PROMOTION		
			COMM/FEES		
UTILITIES TOTAL	1.02	6	TENANT ALTS		
ELECTRIC	.81	6	BUY-OUTS		
GAS	.09	6			
FUEL OIL	.00	3	TOTAL PAYROLL	3.20	3
PURCH STEAM			CLEANING	1.70	3
PURCH CH WTR			REPAIR MAINT	1.14	3
COAL			RDS GROUNDS	.01	3
WATER SEWER	.05	2	SECURITY		
			ADMINISTRATIVE	.40	3
RDS GNDS SEC TOT	.01	3			
RDS GNDS TOTAL	.01	3	TOTAL CONTRACTS	.05	3
RDS GNDS PAYRL	.01	3	CLEANING		
RDS GNDS CONTR			REPAIR MAINT	.05	3
RDS GNDS OTHER	.00	3	RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. GOVERNMENT SECTOR
SAN FRANCISCO
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 804,661 SQ.FT.					528,900 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.72	1.65			3	1.97	1.82		
REPAIR-MAINT	.95	1.28			3	1.08	1.53		
UTILITIES	.92	.87			3	1.05	1.05		
RDS. GNDS. SEC	.10	.13			3	.10	.13		
ADMINISTRATIVE	.31	.39			3	.31	.39		
TOTAL OPER EXP	4.00	4.80			3	4.57	5.29		
FIXED EXPENSES									
TOTAL OPER+FIXED	4.87	4.87			2		5.61		
LEASING EXP									
TOTAL PAYROLL	3.44	3.42			2				
TOTAL CONTRACT	.05	.05			2				

AVG SQFT OFC TEN	55898	1	AVG OFFICE OCCUPANCY	94.8	1
AVG SQFT RET TEN	1081	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	346	1	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.84	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL					
PAYROLL			FIXED EXP TOTAL		
ELEVATOR			REAL ESTATE TAX		
HVAC			BUILDING INS		
ELECTRICAL			PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING					
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
			COMM/FEES		
UTILITIES TOTAL			TENANT ALTS		
ELECTRIC			BUY-OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
			ADMINISTRATIVE		
RDS. GNDS SEC TOT					
RDS. GNDS TOTAL			TOTAL CONTRACTS		
RDS. GNDS PAYRL			CLEANING		
RDS. GNDS CONTR			REPAIR MAINT		
RDS. GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. GOVERNMENT SECTOR
SANTA FE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	138,088 SQ FT				90,772 SQ FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.67	1.76			3	2.54	2.79		
REPAIR-MAINT	.91	.96			3	1.38	1.70		
UTILITIES	1.64	1.44			3	2.47	1.59		
RDS GNDS SEC	.16	.16			3	.16	.16		
ADMINISTRATIVE	.38	.39			3	.36	.39		
TOTAL OPER EXP	4.74	5.39			3	7.18	6.87		
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	3841	3	AVG OFFICE OCCUPANCY	97.3	3
AVG SQFT RET TEN	588	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	298	3	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.75	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS. GNDS. SEC TOT		
RDS. GNDS TOTAL		
RDS. GNDS PAYRL		
RDS. GNDS CONTR		
RDS. GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS. GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS. GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
SEATTLE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	910,875 SQ.FT.				755,156 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.43	1.35			3	1.72	1.59		
REPAIR-MAINT	1.05	.85			3	1.26	1.11		
UTILITIES	.82	.64			3	.98	.77		
RDS GNDS SEC	.17	.17			3	.17	.17		
ADMINISTRATIVE	.31	.32			3	.31	.32		
TOTAL OPER EXP	3.77	3.94			3	4.52	4.58		
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	10076	3	AVG OFFICE OCCUPANCY	98.7	3
AVG SQFT RET TEN	3348	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	219	3	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.71	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL	.64	3
ELECTRIC	.32	3
GAS	.02	2
FUEL OIL		
PURCH STEAM	.27	3
PURCH CH WTR		
COAL		
WATER SEWER		
RDS. GNDS. SEC TOT		
RDS. GNDS TOTAL		
RDS. GNDS PAYRL		
RDS. GNDS CONTR		
RDS. GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS. GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS. GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
SUB. WASHINGTON
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 5,997,982 SQ.FT.					5,004,835 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.87	1.69			3	2.24	2.28		
REPAIR-MAINT	.84	1.03			3	.77	1.19		
UTILITIES	1.95	1.84			3	2.28	1.81		
RDS GNDS SEC	.15	.20			3	.15	.20		
ADMINISTRATIVE	.18	.28			3	.18	.28		
TOTAL OPER EXP	4.80	5.00			3	5.67	5.71		
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	000927	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	24268	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	495	3	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.79	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
WASHINGTON
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	28 BLDS 12,874,769 SQ.FT.					11,002,108 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.38	1.34	1.07	1.64	28	1.82	1.58	1.26	2.00
REPAIR-MAINT	1.10	1.24	.87	1.43	28	1.28	1.45	.97	1.75
UTILITIES	2.03	1.98	1.76	2.3[illegible]	28	2.32	2.31	1.93	2.69
RDS GNDS SEC	.18	.16	.15	.1[illegible]	28	.18	.16	.15	.18
ADMINISTRATIVE	.80	.36	.22	.41	28	.80	.36	.22	.41
TOTAL OPER EXP	5.48	5.00	4.49	8.02	28	6.36	5.86	5.10	7.74
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	120677	28	AVG OFFICE OCCUPANCY	97.6	28
AVG SQFT RET TEN	4891	23	AVG RETAIL OCCUPANCY	100.0	23
AVG SQFT OFC WORK	216	27	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.73	28

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL	2.04	22
ELECTRIC	1.52	22
GAS	.00	11
FUEL OIL		
PURCH STEAM	.54	22
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
WASHINGTON
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	101,665 SQ.FT.						83,745 SQ.FT.	
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2.37	2.39			3	2.88	2.52		
REPAIR-MAINT	1.21	.95			3	1.47	1.24		
UTILITIES	1.53	1.82			3	1.86	1.92		
RDS GNDS SEC	.16	.15			3	.16	.15		
ADMINISTRATIVE	.32	.39			3	.32	.39		
TOTAL OPER EXP	5.59	4.98			3	6.79	5.26		
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	27915	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN			AVG RETAIL OCCUPANCY		
AVG SQFT OFC WORK	380	2	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.70	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
WASHINGTON
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,482,417 SQ.FT.						1,289,218 SQ.FT.	
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.61	1.41	1.13	1.73	8	1.85	1.56	1.28	1.98
REPAIR-MAINT	1.22	1.30	.97	1.43	8	1.40	1.52	1.09	1.60
UTILITIES	2.50	2.02	1.77	2.47	8	2.84	2.39	1.96	3.04
RDS GNDS SEC	.18	.16	.15	.19	8	.18	.16	.15	.19
ADMINISTRATIVE	.36	.34	.25	.36	8	.36	.34	.25	.38
TOTAL OPER EXP	5.87	5.16	4.49	6.53	8	6.72	6.16	5.04	7.93
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	79740	8	AVG OFFICE OCCUPANCY	99.0	8
AVG SQFT RET TEN	1805	7	AVG RETAIL OCCUPANCY	100.0	7
AVG SQFT OFC WORK	228	8	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.70	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL	2.08	7
ELECTRIC	1.40	7
GAS	.90	1
FUEL OIL		
PURCH STEAM	79	7
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
WASHINGTON
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 3,089,472 SQ.FT.					2,663,413 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.57	1.30	.97	2.25	7	1.82	1.42	1.11	3.04
REPAIR-MAINT	1.42	1.30	1.17	1.41	7	1.65	1.46	1.27	1.90
UTILITIES	2.23	2.28	1.79	2.39	7	2.54	2.50	2.02	3.05
RDS. GNDS. SEC	.17	.17	.15	.17	7	.17	.17	.15	.17
ADMINISTRATIVE	.40	.34	.31	.48	7	.40	.34	.31	.46
TOTAL OPER EXP	5.79	5.33	4.59	6.48	7	6.67	5.94	5.20	6.65
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	85475	7	AVG OFFICE OCCUPANCY	99.5	7
AVG SQFT RET TEN	2116	7	AVG RETAIL OCCUPANCY	100.0	7
AVG SQFT OFC WORK	225	7	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.70	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL			FIXED EXP TOTAL		
PAYROLL			REAL ESTATE TAX		
ELEVATOR			BUILDING INS		
HVAC			PERS PROP TAX		
ELECTRICAL			OTHER TAXES		
STRUCT ROOF			LEASING EXPENSES		
PLUMBING			ADV PROMOTION		
FIRE LIFE SFTY			COMM FEES		
OTHER MAINT SUP			TENANT ALTS		
UTILITIES TOTAL	2.28	7	BUY-OUTS		
ELECTRIC	1.64	7	TOTAL PAYROLL		
GAS	.00	4	CLEANING		
FUEL OIL			REPAIR MAINT		
PURCH STEAM	.43	7	RDS GROUNDS		
PURCH CH WTR			SECURITY		
COAL			ADMINISTRATIVE		
WATER SEWER			TOTAL CONTRACTS		
RDS GNDS SEC TOT			CLEANING		
RDS GNDS TOTAL			REPAIR MAINT		
RDS GNDS PAYRL			RDS GROUNDS		
RDS GNDS CONTR			SECURITY		
RDS GNDS OTHER			ADMINISTRATIVE		
SECURITY TOTAL					
SEC PAYROLL					
SEC CONTRACTS					
SEC OTHER					

U.S. GOVERNMENT SECTOR
WASHINGTON
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 8,052,215 SQ.FT.					6,828,587 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.25	1.11	1.02	1.35	8	1.47	1.34	1.21	1.60
REPAIR-MAINT	.92	.87	.67	1.34	8	1.09	.97	.79	1.66
UTILITIES	1.88	1.94	1.71	2.1	8	2.15	2.23	1.98	2.45
RDS. GNDS. SEC	.18	.18	.16	.19	8	.18	.18	.16	.19
ADMINISTRATIVE	1.05	.31	.19	.48	8	1.05	.31	.19	.48
TOTAL OPER EXP	5.28	4.78	4.37	5.2	8	6.16	5.75	5.04	6.25
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	183181	8	AVG OFFICE OCCUPANCY	96.6	8
AVG SQFT RET TEN	11208	7	AVG RETAIL OCCUPANCY	100.0	7
AVG SQFT OFC WORK	210	8	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.75	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL			FIXED EXP TOTAL		
PAYROLL			REAL ESTATE TAX		
ELEVATOR			BUILDING INS		
HVAC			PERS PROP TAX		
ELECTRICAL			OTHER TAXES		
STRUCT ROOF			LEASING EXPENSES		
PLUMBING			ADV PROMOTION		
FIRE LIFE SFTY			COMM FEES		
OTHER MAINT SUP			TENANT ALTS		
UTILITIES TOTAL	1.96	7	BUY-OUTS		
ELECTRIC	1.42	7	TOTAL PAYROLL		
GAS	.00	6	CLEANING		
FUEL OIL			REPAIR MAINT		
PURCH STEAM	.38	7	RDS GROUNDS		
PURCH CH WTR			SECURITY		
COAL			ADMINISTRATIVE		
WATER SEWER			TOTAL CONTRACTS		
RDS GNDS SEC TOT			CLEANING		
RDS GNDS TOTAL			REPAIR MAINT		
RDS GNDS PAYRL			RDS GROUNDS		
RDS GNDS CONTR			SECURITY		
RDS GNDS OTHER			ADMINISTRATIVE		
SECURITY TOTAL					
SEC PAYROLL					
SEC CONTRACTS					
SEC OTHER					

UNITED STATES GOVERNMENT SECTOR
SPECIAL STUDIES

ALL BUILDINGS–1985 249
2 YEAR COMPARISON OF IDENTICAL BUILDINGS 250
5 YEAR COMPARISON OF IDENTICAL BUILDINGS 251
ALL ELECTRIC BUILDINGS 254

U.S. GOVERNMENT SECTOR
ALL BUILDINGS- 1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	348 BLDS 73,325,968 SQ.FT.					62,761,665 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					17	9.19	8.49	7.25	9.58
RETAIL AREA	6.11	6.11			1				
OTHER AREA									
TOTAL RENT	9.15	8.39	7.24	9.58	17				
MISCELLANEOUS	.49	.37			3				
TOTAL INCOME	9.25	8.39	7.26	9.58	17				
EXPENSE									
CLEANING	1.40	1.34	1.06	1.67	348	1.63	1.60	1.23	2.08
REPAIR-MAINT	1.05	1.09	.81	1.45	348	1.22	1.34	.96	1.76
UTILITIES	1.62	1.16	.79	1.65	348	1.85	1.32	.95	1.98
RDS GNDS SEC	.23	.17	.16	.18	347	.23	.17	.16	.16
ADMINISTRATIVE	.42	.37	.26	.48	341	.42	.37	.26	.48
TOTAL OPER EXP	4.72	4.35	3.58	5.27	348	5.46	5.19	4.23	6.29
FIXED EXPENSES	.30	.30	.10	.55	7	.30	.30	.10	.55
TOTAL OPER+FIXED	5.14	4.80	3.52	6.06	63	6.56	5.58	3.52	6.21
LEASING EXP									
TOTAL PAYROLL	2.87	3.08	1.98	3.73	47				
TOTAL CONTRACT	.55	.15	.07	.92	48				

AVG SQFT OFC TEN	13293	320	AVG OFFICE OCCUPANCY	97.5	322
AVG SQFT RET TEN	3601	243	AVG RETAIL OCCUPANCY	00.0	244
AVG SQFT OFC WORK	228	320	AVG RATE YR-END RENT	10.90	32
			RENTABLE GROSS SQFT	.75	341

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.44	47	ADMIN TOTAL	.40	47
PAYROLL	1.30	44	PAYROLL	.39	46
CONTRACT	.53	29	MGMT FEES	.14	2
SUP MAT MISC	.10	45	LEGAL FEES		
TRASH REMOVAL	.03	43	AUDIT FEES	.01	1
REPR MAINT TOTAL	1.66	47	GEN OFC EXP	.06	28
PAYROLL	1.14	47	OTHER ADM EXP	.07	31
ELEVATOR	.08	46	FIXED EXP TOTAL	.36	6
HVAC	.09	45	REAL ESTATE TAX	.61	2
ELECTRICAL	.03	43	BUILDING INS	.10	6
STRUCT ROOF	.01	19	PERS PROP TAX		
PLUMBING	.01	22	OTHER TAXES		
FIRE LIFE SFTY	.01	26	LEASING EXPENSES		
OTHER MAINT SUP	.06	46	ADV PROMOTION		
UTILITIES TOTAL	1.13	307	COMM FEES		
ELECTRIC	.85	307	TENANT ALTS		
GAS	.14	231	BUY-OUTS		
FUEL OIL	.17	64	TOTAL PAYROLL	3.16	44
PURCH STEAM	.49	71	CLEANING	1.31	43
PURCH CH WTR			REPAIR MAINT	1.15	44
COAL			RDS GROUNDS	.09	39
WATER SEWER	.05	46	SECURITY	.47	28
RDS GNDS SEC TOT	.14	46	ADMINISTRATIVE	.39	43
RDS GNDS TOTAL	.08	45	TOTAL CONTRACTS	.13	45
RDS. GNDS PAYRL	.09	39	CLEANING	.57	27
RDS. GNDS CONTR	.03	26	REPAIR MAINT	.09	44
RDS GNDS OTHER	.00	39	RDS. GROUNDS	.03	27
SECURITY TOTAL	.53	31	SECURITY	.13	26
SEC PAYROLL	.47	28	ADMINISTRATIVE	.25	3
SEC CONTRACTS	.13	11			
SEC OTHER	.04	26			

U.S. GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (2 YEARS)
1984

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	309 BLDS 62,423,740 SQ.FT.					53,024,657 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA						9.85	8.58	6.89	10.79
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.35	1.31	1.02	1.70	308	1.59	1.60	1.21	2.06
REPAIR-MAINT	.92	.95	.74	1.25	309	1.08	1.17	.89	1.49
UTILITIES	1.51	1.10	.77	1.58	309	1.74	1.30	.91	1.90
RDS GNDS SEC	.18	.17	.16	.18	309	.18	.17	.16	.18
ADMINISTRATIVE	.32	.34	.25	.46	308	.32	.34	.25	.46
TOTAL OPER EXP	4.29	4.13	3.47	4.90	309	5.00	4.96	4.08	5.92
FIXED EXPENSES	.02	.02			1	.02	.02		
TOTAL OPER+FIXED	4.53	4.59	3.72	5.99	26	6.66	5.41	4.19	6.17
LEASING EXP									
TOTAL PAYROLL	1.44	.88	.71	2.66	9				
TOTAL CONTRACT	1.39	1.96	1.01	3.86	9				

AVG SQFT OFC TEN	11436	293	AVG OFFICE OCCUPANCY	97.3	294
AVG SQFT RET TEN	3620	222	AVG RETAIL OCCUPANCY	100.0	222
AVG SQFT OFC WORK	230	292	AVG RATE YR-END RENT	9.92	8
			RENTABLE GROSS SQFT	.75	307

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.47	19	ADMIN TOTAL	.52	18
PAYROLL	1.32	18	PAYROLL	.52	18
CONTRACT	.96	3	MGMT FEES	.04	1
SUP MAT MISC	.10	17	LEGAL FEES	.00	1
TRASH REMOVAL	.03	19	AUDIT FEES		
			GEN OFC EXP	.03	2
REPR MAINT TOTAL	1.33	19	OTHER ADM EXP	.07	3
PAYROLL	.95	18			
ELEVATOR	.08	19	FIXED EXP TOTAL	.02	1
HVAC	.06	18	REAL ESTATE TAX		
ELECTRICAL	.03	15	BUILDING INS	.02	1
STRUCT ROOF	.01	1	PERS PROP TAX		
PLUMBING	.01	14	OTHER TAXES		
FIRE LIFE SFTY	.05	15			
OTHER MAINT SUP	.07	6	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.10	278	COMM FEES		
ELECTRIC	.79	278	TENANT ALTS		
GAS	.14	200	BUY-OUTS		
FUEL OIL	.21	52			
PURCH STEAM	.57	70	TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER	.04	18	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.11	19	ADMINISTRATIVE		
RDS GNDS TOTAL	.08	18			
RDS GNDS PAYRL	.06	16	TOTAL CONTRACTS		
RDS GNDS CONTR	.03	3	CLEANING		
RDS GNDS OTHER	.00	16	REPAIR MAINT		
SECURITY TOTAL	.65	4	RDS GROUNDS		
SEC PAYROLL	.08	2	SECURITY		
SEC CONTRACTS	.55	3	ADMINISTRATIVE		
SEC OTHER	.04	4			

U.S. GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (2 YEARS)
1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	310 BLDS 62,621,526 SQ.FT.					53,234,460 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.37	1.34	1.07	1.67	310	1.61	1.60	1.26	2.09
REPAIR-MAINT	1.06	1.09	.81	1.44	310	1.25	1.34	.98	1.77
UTILITIES	1.57	1.12	.79	1.64	310	1.81	1.31	.95	1.98
RDS GNDS SEC	.18	.17	.16	.18	310	.18	.17	.16	.18
ADMINISTRATIVE	.44	.37	.26	.48	310	.44	.37	.26	.48
TOTAL OPER EXP	4.63	4.35	3.64	5.22	310	5.41	5.20	4.30	6.26
FIXED EXPENSES	.28	.21	.06	.55	4	.28	.21	.06	.55
TOTAL OPER+FIXED	4.74	5.00	3.98	5.82	27	6.06	5.72	4.15	6.20
LEASING EXP									
TOTAL PAYROLL	2.47	3.09	2.01	3.75	19				
TOTAL CONTRACT	.41	.08	.06	.28	20				

AVG SQFT OFC TEN	11758	289	AVG OFFICE OCCUPANCY	97.1	290
AVG SQFT RET TEN	3462	220	AVG RETAIL OCCUPANCY	100.0	220
AVG SQFT OFC WORK	214	289	AVG RATE YR-END RENT	11.79	7
			RENTABLE GROSS SQFT	.75	307

COMPONENT COSTS- TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.50	20	ADMIN TOTAL	.39	20
PAYROLL	1.32	19	PAYROLL	.38	20
CONTRACT	.64	4	MGMT FEES	.04	1
SUP MAT MISC	.10	19	LEGAL FEES		
TRASH REMOVAL	.03	19	AUDIT FEES		
			GEN OFC EXP	.06	3
REPR MAINT TOTAL	1.71	20	OTHER ADM EXP	.04	4
PAYROLL	1.17	20			
ELEVATOR	.08	20	FIXED EXP TOTAL	.30	3
HVAC	.07	19	REAL ESTATE TAX	.76	1
ELECTRICAL	.03	18	BUILDING INS	.02	3
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.01	19	OTHER TAXES		
FIRE LIFE SFTY	.05	1			
OTHER MAINT SUP	.05	19	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.11	279	COMM FEES		
ELECTRIC	.83	279	TENANT ALTS		
GAS	.14	205	BUY-OUTS		
FUEL OIL	.19	42			
PURCH STEAM	.50	68	TOTAL PAYROLL	3.14	18
PURCH CH WTR			CLEANING	1.33	18
COAL			REPAIR MAINT	1.17	18
WATER SEWER	.05	19	RDS GROUNDS	.08	16
			SECURITY	.43	3
RDS GNDS SEC TOT	.10	20	ADMINISTRATIVE	.39	18
RDS GNDS TOTAL	.08	19			
RDS GNDS PAYRL	.08	16	TOTAL CONTRACTS	.08	19
RDS GNDS CONTR	.05	4	CLEANING	.74	3
RDS GNDS OTHER	.00	14	REPAIR MAINT	.08	19
SECURITY TOTAL	.59	5	RDS GROUNDS	.03	3
SEC PAYROLL	.43	3	SECURITY	.34	2
SEC CONTRACTS	.55	3	ADMINISTRATIVE	.09	1
SEC OTHER	.04	3			

U.S. GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1981

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	290 BLDS 57,674,337 SQ.FT					49,098,728 SQ.FT			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.19	1.28	.99	1.52	290	1.40	1.50	1.11	1.87
REPAIR-MAINT	.69	.73	.57	.99	290	.81	.88	.67	1.20
UTILITIES	1.14	.86	.57	1.23	290	1.34	1.02	.67	1.46
RDS GNDS SEC	.25	.23	.19	.33	290	.25	.23	.19	.33
ADMINISTRATIVE	.26	.25	.19	.33	290	.26	.25	.19	.33
TOTAL OPER EXP	3.53	3.49	3.04	4.13	290	4.15	4.17	3.55	5.03
FIXED EXPENSES	.26	.26			1	.26	.26		
TOTAL OPER+FIXED	7.13	7.13			1	7.28	7.28		
LEASING EXP	.01	.01			1				
TOTAL PAYROLL	1.65	1.83			2				
TOTAL CONTRACT	1.37	1.49			2				

AVG SQFT OFC TEN	282	104	AVG OFFICE OCCUPANCY	97.4	290
AVG SQFT RET TEN	605	1	AVG RETAIL OCCUPANCY	100.0	208
AVG SQFT OFC WORK	220	289	AVG RATE YR-END RENT	17.00	1
			RENTABLE GROSS SQFT	.75	290

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.29	7	ADMIN TOTAL	.30	7
PAYROLL	1.19	7	PAYROLL	.24	2
CONTRACT	.84	2	MGMT FEES	.00	1
SUP MAT MISC	.07	7	LEGAL FEES	.03	2
TRASH REMOVAL	.02	7	AUDIT FEES	.01	2
			GEN OFC EXP	.10	2
REPR MAINT TOTAL	1.33	7	OTHER ADM EXP	.01	2
PAYROLL	.61	7			
ELEVATOR	.08	7	FIXED EXP TOTAL	.26	1
HVAC	.35	7	REAL ESTATE TAX	.00	1
ELECTRICAL	.02	7	BUILDING INS	.26	1
STRUCT ROOF	.02	2	PERS PROP TAX	.00	1
PLUMBING	.00	7	OTHER TAXES	.00	1
FIRE LIFE SFTY	.02	6			
OTHER MAINT SUP	.23	7	LEASING EXPENSES	.01	1
			ADV PROMOTION	.00	1
UTILITIES TOTAL	.86	272	COMM FEES	.01	1
ELECTRIC	.80	272	TENANT ALTS		
GAS	.03	270	BUY-OUTS	.00	1
FUEL OIL	.00	268			
PURCH STEAM	.00	267	TOTAL PAYROLL	1.70	2
PURCH CH WTR	.00	266	CLEANING	.02	2
COAL	.00	266	REPAIR MAINT	.84	2
WATER SEWER	.03	271	RDS GROUNDS	.05	2
			SECURITY	.69	2
RDS GNDS SEC TOT	.05	7	ADMINISTRATIVE	.22	1
RDS GNDS TOTAL	.04	7			
RDS GNDS PAYRL	.04	7	TOTAL CONTRACTS	1.49	2
RDS GNDS CONTR	.00	1	CLEANING	.84	2
RDS GNDS OTHER	.00	6	REPAIR MAINT	.62	2
SECURITY TOTAL	.00	7	RDS GROUNDS	.00	1
SEC PAYROLL	.69	2	SECURITY	.00	1
SEC CONTRACTS	.00	1	ADMINISTRATIVE	.03	2
SEC OTHER	.07	2			

U.S. GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1982

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	289 BLDS 57,456,171 SQ.FT.					48,808,370 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.23	1.26	.96	1.57	289	1.45	1.53	1.13	1.88
REPAIR-MAINT	.78	.80	.59	1.09	289	.92	.99	.72	1.31
UTILITIES	1.33	.95	.68	1.39	289	1.53	1.13	.81	1.68
RDS GNDS SEC	.23	.21	.17	.29	289	.23	.21	.17	.29
ADMINISTRATIVE	.19	.23	.16	.30	289	.19	.23	.16	.30
TOTAL OPER EXP	3.76	3.62	3.02	4.39	289	4.39	4.36	3.56	5.33
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL	1.80	1.80			1				
TOTAL CONTRACT	1.20	1.20			1				

AVG SQFT OFC TEN	11433	289	AVG OFFICE OCCUPANCY	97.5	289
AVG SQFT RET TEN	4563	207	AVG RETAIL OCCUPANCY	100.0	207
AVG SQFT OFC WORK	224	283	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.75	289

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.48	6	ADMIN TOTAL	.33	6
PAYROLL	1.36	6	PAYROLL	.24	1
CONTRACT	.83	1	MGMT FEES		
SUP MAT MISC	.10	6	LEGAL FEES	.04	1
TRASH REMOVAL	.02	6	AUDIT FEES	.02	1
			GEN OFC EXP	.03	1
REPR MAINT TOTAL	1.11	6	OTHER ADM EXP	.11	1
PAYROLL	.58	6			
ELEVATOR	.09	6	FIXED EXP TOTAL		
HVAC	.40	6	REAL ESTATE TAX		
ELECTRICAL	.02	6	BUILDING INS		
STRUCT ROOF	.10	1	PERS PROP TAX		
PLUMBING	.00	6	OTHER TAXES		
FIRE LIFE SFTY	.03	5			
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	.94	267	COMM FEES		
ELECTRIC	.86	267	TENANT ALTS		
GAS	.04	266	BUY-OUTS		
FUEL OIL	.00	263			
PURCH STEAM	.00	262	TOTAL PAYROLL		
PURCH CH WTR	.00	261	CLEANING		
COAL	.00	261	REPAIR MAINT		
WATER SEWER	.03	267	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.03	6	ADMINISTRATIVE		
RDS GNDS TOTAL	.03	6			
RDS GNDS PAYRL	.03	6	TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER	.00	5	REPAIR MAINT		
SECURITY TOTAL	.38	1	RDS GROUNDS		
SEC PAYROLL	.37	1	SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER	.00	1			

U.S. GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1984

	TOTAL BUILDING RENTABLE AREA 289 BLDS 57,682,397 SQ.FT.					TOTAL OFFICE RENTABLE AREA 48,602,781 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.36	1.29	1.02	1.71	288	1.62	1.60	1.22	2.09
REPAIR MAINT	.88	.93	.72	1.22	289	1.04	1.15	.88	1.45
UTILITIES	1.53	1.11	.77	1.58	289	1.77	1.31	.91	1.90
RDS GNDS SEC	.18	.17	.16	.18	289	.18	.17	.16	.18
ADMINISTRATIVE	.30	.33	.25	.43	289	.30	.33	.25	.43
TOTAL OPER EXP	4.24	4.03	3.44	4.78	289	4.99	4.92	4.05	5.86
FIXED EXPENSES									
TOTAL OPER+FIXED	4.12	3.59	3.40	5.21	6		3.91	3.63	5.69
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	11241	284	AVG OFFICE OCCUPANCY	97.5	284
AVG SQFT RET TEN	3612	220	AVG RETAIL OCCUPANCY	100.0	220
AVG SQFT OFC WORK	230	283	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	.75	289

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.29	5
PAYROLL	1.19	5
CONTRACT		
SUP MAT MISC	.08	5
TRASH REMOVAL	.03	5
REPR MAINT TOTAL	1.33	5
PAYROLL	.34	5
ELEVATOR	.10	5
HVAC	.86	5
ELECTRICAL	.03	5
STRUCT ROOF		
PLUMBING	.01	5
FIRE LIFE SFTY	.04	4
OTHER MAINT SUP	.06	1
UTILITIES TOTAL	1.10	264
ELECTRIC	.79	264
GAS	.16	188
FUEL OIL	.22	50
PURCH STEAM	.57	68
PURCH CH WTR		
COAL		
WATER SEWER	.04	5
RDS GNDS SEC TOT	.02	5
RDS GNDS TOTAL	.02	5
RDS GNDS PAYRL	.02	5
RDS GNDS CONTR		
RDS GNDS OTHER	.00	4
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.31	5
PAYROLL	.31	5
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM. FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

**Due to processing errors,
1983 data for the U.S. Government Sector
is not comparable and is therefore omitted.**

U.S. GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	290 BLDS 57,880,183 SQ.FT.					48,812,584 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.38	1.34	1.07	1.87	290	1.83	1.61	1.27	2.10
REPAIR-MAINT	1.03	1.05	.81	1.41	290	1.22	1.31	.97	1.73
UTILITIES	1.58	1.15	.78	1.64	290	1.83	1.32	.95	1.98
RDS GNDS SEC	.18	.17	.16	.18	290	18	.17	16	.18
ADMINISTRATIVE	.44	.36	.25	.48	290	44	36	25	.48
TOTAL OPER EXP	4.61	4.28	3.80	5.08	290	5.42	5.11	4.28	8.26
FIXED EXPENSES	.33	.45			2	33	.45		
TOTAL OPER+FIXED	4.54	4.39	3.86	5.07	7	5.64	4.94	4.07	5.91
LEASING EXP									
TOTAL PAYROLL	2.39	2.34	1.93	3.48	6				
TOTAL CONTRACT	.14	.11	.04	.27	6				

AVG SQFT OFC TEN	11448	285	AVG OFFICE OCCUPANCY	97.1	285
AVG SQFT RET TEN	3454	218	AVG RETAIL OCCUPANCY	100.0	218
AVG SQFT OFC WORK	215	284	AVG RATE YR-END RENT	00	0
			RENTABLE GROSS SQFT	.75	289

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.43	6	ADMIN TOTAL	.26	6
PAYROLL	1.28	6	PAYROLL	.26	6
CONTRACT			MGMT FEES		
SUP MAT MISC	.12	6	LEGAL FEES		
TRASH REMOVAL	.02	6	AUDIT FEES		
			GEN OFC EXP	.09	1
REPR MAINT TOTAL	1.43	6	OTHER ADM EXP		
PAYROLL	.83	6			
ELEVATOR	.11	6	FIXED EXP TOTAL	.79	1
HVAC	.56	6	REAL ESTATE TAX	.76	1
ELECTRICAL	.03	6	BUILDING INS	.02	1
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.00	6	OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP	.02	6	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1.11	285	TENANT ALTS		
ELECTRIC	.83	285	BUY-OUTS		
GAS	.15	194			
FUEL OIL	.20	40	TOTAL PAYROLL	2.34	6
PURCH STEAM	.50	66	CLEANING	1.28	6
PURCH CH WTR			REPAIR MAINT	.63	6
COAL			RDS GROUNDS	.04	6
WATER SEWER	.05	5	SECURITY	.43	1
			ADMINISTRATIVE	.26	6
RDS GNDS SEC TOT	.05	6			
RDS GNDS TOTAL	.05	6	TOTAL CONTRACTS	.11	6
RDS GNDS PAYRL	.04	6	CLEANING		
RDS GNDS CONTR	.03	1	REPAIR MAINT	.11	6
RDS GNDS OTHER	.00	5	RDS GROUNDS	.03	1
SECURITY TOTAL	.48	1	SECURITY		
SEC PAYROLL	.43	1	ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER	.08	1			

U.S. GOVERNMENT SECTOR
ALL ELECTRIC BUILDINGS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	50 BLDS 11,248,280 SQ.FT.					9,380,745 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.18	1.21	.69	1.40	50	1.40	1.36	1.12	1.77
REPAIR-MAINT	.97	.92	.78	1.30	50	1.16	1.17	.91	1.45
UTILITIES	1.48	1.20	.84	1.84	50	1.71	1.41	.98	2.07
RDS GNDS SEC	.17	.18	.16	.19	50	.17	.18	.16	.19
ADMINISTRATIVE	.33	.35	.25	.49	50	.33	.35	.25	.49
TOTAL OPER EXP	4.10	4.07	3.24	5.04	50	4.87	4.74	4.02	6.21
FIXED EXPENSES									
TOTAL OPER+FIXED	4.23	4.97			2		5.13		
LEASING EXP									
TOTAL PAYROLL	2.17	2.61			2				
TOTAL CONTRACT	.15	.17			2				

AVG SQFT OFC TEN	10098	48	AVG OFFICE OCCUPANCY	97.0	48
AVG SQFT RET TEN	3157	43	AVG RETAIL OCCUPANCY	100.0	43
AVG SQFT OFC WORK	203	48	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.78	50

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.34	2
PAYROLL	1.21	2
CONTRACT		
SUP MAT MISC	.10	2
TRASH REMOVAL	.03	2
REPR MAINT TOTAL	2.27	2
PAYROLL	1.01	2
ELEVATOR	.12	2
HVAC	1.08	2
ELECTRICAL	.02	2
STRUCT ROOF		
PLUMBING	.01	2
FIRE LIFE SFTY		
OTHER MAINT SUP	.05	2
UTILITIES TOTAL	1.20	50
ELECTRIC	1.18	50
GAS	.05	34
FUEL OIL	.13	1
PURCH STEAM	.03	1
PURCH CH WTR		
COAL		
WATER SEWER	.04	2
RDS GNDS SEC TOT	.06	2
RDS GNDS TOTAL	.06	2
RDS GNDS PAYRL	.02	1
RDS GNDS CONTR	.09	1
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.38	2
PAYROLL	.38	2
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	2.61	2
CLEANING	1.21	2
REPAIR MAINT	1.01	2
RDS GROUNDS	.02	1
SECURITY		
ADMINISTRATIVE	.38	2
TOTAL CONTRACTS	.17	2
CLEANING		
REPAIR MAINT	.12	2
RDS GROUNDS	.09	1
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 316,145 SQ.FT.					259,819 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.38	1.34	1.14	1.74	9	1.68	1.91	1.29	2.19
REPAIR-MAINT	1.78	1.55	1.23	2.66	9	2.16	1.77	1.32	3.26
UTILITIES	1.51	1.00	.92	2.27	9	1.83	1.41	.98	2.63
RDS GNDS SEC	.17	.16	.15	.18	9	.17	.16	.15	.18
ADMINISTRATIVE	.61	.59	.44	.82	9	.61	.59	.44	.82
TOTAL OPER EXP	5.45	4.96	4.14	7.77	9	6.62	6.21	4.86	9.94
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	3832	9	AVG OFFICE OCCUPANCY	95.9	9
AVG SQFT RET TEN	292	5	AVG RETAIL OCCUPANCY	100.0	5
AVG SQFT OFC WORK	223	9	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.72	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL	1.00	9
ELECTRIC	.97	9
GAS	.06	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS. GNDS. SEC TOT		
RDS GNDS TOTAL		
RDS. GNDS. PAYRL		
RDS. GNDS. CONTR		
RDS. GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	642,734 SQ.FT.				533,368 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.28	1.25	.97	1.61	9	1.54	1.63	1.13	2.09
REPAIR-MAINT	1.01	.88	.66	1.36	9	1.22	1.30	.75	1.76
UTILITIES	1.40	1.57	.86	1.63	9	1.65	1.66	1.10	2.16
RDS. GNDS. SEC	.17	.16	.15	.18	9	.17	.16	.15	.18
ADMINISTRATIVE	.44	.40	.28	.69	9	.44	.40	.28	.69
TOTAL OPER EXP	4.30	4.35	3.49	5.29	9	5.15	5.57	4.01	6.66
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	5531	9	AVG OFFICE OCCUPANCY	87.1	9
AVG SQFT RET TEN	885	8	AVG RETAIL OCCUPANCY	00.0	8
AVG SQFT OFC WORK	232	9	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.73	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL	1.57	9	COMM FEES		
ELECTRIC	1.43	9	TENANT ALTS		
GAS	.07	7	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS. GNDS. SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS. GNDS OTHER			RDS. GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. GOVERNMENT SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	3,577,003 SQ.FT.				2,997,182 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.04	.98	.85	1.35	19	1.24	1.33	1.05	1.64
REPAIR-MAINT	.91	.82	.63	1.01	19	1.09	1.03	.71	1.22
UTILITIES	1.27	1.11	.75	1.78	19	1.47	1.28	.86	2.00
RDS GNDS SEC	.18	.18	.16	.21	19	.18	.18	.16	.21
ADMINISTRATIVE	.34	.32	.25	.46	19	.34	.32	.25	.46
TOTAL OPER EXP	3.75	3.59	2.97	4.64	19	4.44	4.62	3.63	5.20
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	6950	18	AVG OFFICE OCCUPANCY	98.5	18
AVG SQFT RET TEN	2667	18	AVG RETAIL OCCUPANCY	00.0	18
AVG SQFT OFC WORK	218	18	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.81	19

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL	1.11	19	COMM FEES		
ELECTRIC	1.11	19	TENANT ALTS		
GAS	.03	11	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS. GNDS. SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS. GNDS OTHER			RDS. GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. GOVERNMENT SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 5,204,410 SQ.FT.					4,258,881 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.21	.95	.87	1.40	11	1.48	1.16	1.03	1.60
REPAIR-MAINT	.89	.90	.77	.99	11	1.09	1.09	.96	1.22
UTILITIES	1.74	1.75	1.10	2.11	11	2.07	1.97	1.32	2.56
RDS GNDS SEC	.19	.18	.17	.19	11	.19	.18	.17	.19
ADMINISTRATIVE	.31	.31	.24	.38	11	.31	.31	.24	.38
TOTAL OPER EXP	4.34	4.34	3.35	5.13	11	5.24	5.60	4.00	6.23
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	16938	11	AVG OFFICE OCCUPANCY	98.2	11
AVG SQFT RET TEN	4697	11	AVG RETAIL OCCUPANCY	00.0	11
AVG SQFT OFC WORK	197	11	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.75	11

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL	1.75	11
ELECTRIC	1.63	11
GAS	.04	9
FUEL OIL	.13	1
PURCH STEAM	.03	1
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
ALL ELECTRIC BUILDINGS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 1,024,522 SQ.FT.					819,599 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.31	1.23	.92	1.66	7	1.64	1.40	1.28	1.99
REPAIR-MAINT	.87	1.02	.85	1.42	7	1.09	1.59	.75	1.91
UTILITIES	1.32	.82	.60	1.46	7	1.51	1.00	.77	1.67
RDS GNDS SEC	.18	.17	.16	.18	7	.18	.17	.16	.18
ADMINISTRATIVE	.28	.32	.27	.41	7	.28	.32	.27	.41
TOTAL OPER EXP	3.96	4.06	3.02	5.02	7	4.81	5.10	4.68	6.77
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	9224	7	AVG OFFICE OCCUPANCY	95.7	7
AVG SQFT RET TEN	4966	6	AVG RETAIL OCCUPANCY	00.0	6
AVG SQFT OFC WORK	187	7	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.82	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL	.82	7
ELECTRIC	.76	7
GAS	.07	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
ALL ELECTRIC BUILDINGS
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	918,390 SQ FT				739,695 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.20	1.20	.93	1.44	4	1.49	1.39	1.32	1.67
REPAIR-MAINT	.79	.83	.55	1.01	4	.98	.97	.63	1.54
UTILITIES	1.40	1.14	.81	1.86	4	1.58	1.33	.94	2.09
RDS GNDS SEC	.18	.18	.17	.20	4	.18	.18	.17	.20
ADMINISTRATIVE	.26	.28	.22	.31	4	.26	.28	.22	.31
TOTAL OPER EXP	3.83	3.54	3.01	4.49	4	4.60	4.91	4.06	5.36
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	9109	4	AVG OFFICE OCCUPANCY	96.1	4
AVG SQFT RET TEN	8896	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	182	4	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.83	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL	1.14	4	COMM FEES		
ELECTRIC	1.07	4	TENANT ALTS		
GAS	.08	3	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

UNITED STATES GOVERNMENT SECTOR NATIONAL CROSS-TABULATIONS

LOCATION/SIZE ANALYSES 259

U.S. GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	332 BLDS 65,721,442 SQ.FT.					56,413,707 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					17	9.19	8.49	7.25	9.58
RETAIL AREA	8.11	8.11			1				
OTHER AREA									
TOTAL RENT	9.15	8.39	7.24	9.58	17				
MISCELLANEOUS	.49	.37			3				
TOTAL INCOME	9.25	8.39	7.26	9.58	17				
EXPENSE									
CLEANING	1.35	1.33	1.08	1.67	332	1.57	1.59	1.22	2.08
REPAIR-MAINT	1.09	1.09	.81	1.46	332	1.27	1.34	.97	1.77
UTILITIES	1.60	1.15	.79	1.67	332	1.63	1.32	.98	1.98
RDS GNDS SEC	.24	.17	.16	.18	331	.24	.17	.16	.18
ADMINISTRATIVE	.45	.37	.26	.49	325	.45	.37	.26	.49
TOTAL OPER EXP	4.73	4.34	3.56	5.29	332	5.46	5.15	4.20	6.29
FIXED EXPENSES	.30	.30	.10	.55	7	.30	.30	.10	.55
TOTAL OPER+FIXED	5.14	4.80	3.52	6.06	63	6.56	5.58	3.52	8.21
LEASING EXP									
TOTAL PAYROLL	2.87	3.08	1.98	3.73	47				
TOTAL CONTRACT	.55	.15	.07	.92	48				

AVG SQFT OFC TEN	12145	304	AVG OFFICE OCCUPANCY	97.3	306
AVG SQFT RET TEN	3362	231	AVG RETAIL OCCUPANCY	00.0	232
AVG SQFT OFC WORK	217	304	AVG RATE YR-END RENT	10.90	32
			RENTABLE GROSS SQFT	.74	325

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.44	47
PAYROLL	1.30	44
CONTRACT	.53	29
SUP MAT MISC	.10	45
TRASH REMOVAL	.03	43
REPR MAINT TOTAL	1.66	47
PAYROLL	1.14	47
ELEVATOR	.08	46
HVAC	.09	45
ELECTRICAL	.03	43
STRUCT ROOF	.01	19
PLUMBING	.01	22
FIRE LIFE SFTY	.01	26
OTHER MAINT SUP	.06	46
UTILITIES TOTAL	1.12	293
ELECTRIC	.85	293
GAS	.14	218
FUEL OIL	.18	82
PURCH STEAM	.48	69
PURCH CH WTR		
COAL		
WATER SEWER	.05	46
RDS GNDS SEC TOT	.14	46
RDS GNDS TOTAL	.08	45
RDS GNDS PAYRL	.09	39
RDS GNDS CONTR	.03	28
RDS GNDS OTHER	.00	39
SECURITY TOTAL	.53	31
SEC PAYROLL	.47	28
SEC CONTRACTS	.13	11
SEC OTHER	.04	26

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.40	47
PAYROLL	.39	46
MGMT FEES	14	2
LEGAL FEES		
AUDIT FEES	.01	1
GEN OFC EXP	.06	28
OTHER ADM EXP	.07	31
FIXED EXP TOTAL	.36	6
REAL ESTATE TAX	.61	2
BUILDING INS	10	6
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	3.16	44
CLEANING	1.31	43
REPAIR MAINT	1.15	44
RDS GROUNDS	.09	39
SECURITY	.47	28
ADMINISTRATIVE	.39	43
TOTAL CONTRACTS	.13	45
CLEANING	.57	27
REPAIR MAINT	.09	44
RDS GROUNDS	.03	27
SECURITY	.13	26
ADMINISTRATIVE	.25	3

U.S. GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	88 BLDS 2,457,655 SQ.FT.					2,031,110 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.48	1.34	1.10	1.8	88	1.80	1.62	1.31	2.36
REPAIR-MAINT	1.44	1.33	1.02	1.85	88	1.75	1.63	1.27	2.16
UTILITIES	1.09	.97	.71	1.34	88	1.31	1.11	.84	1.56
RDS GNDS SEC	.19	.16	.16	.17	88	.19	.16	.16	.17
ADMINISTRATIVE	.47	.44	.31	.59	88	.47	.44	.31	.59
TOTAL OPER EXP	4.68	4.34	3.72	5.73	88	5.64	5.27	4.41	6.61
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	2717	87	AVG OFFICE OCCUPANCY	92.6	88
AVG SQFT RET TEN	476	35	AVG RETAIL OCCUPANCY	00.0	35
AVG SQFT OFC WORK	235	87	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.69	88

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL	.92	70
ELECTRIC	.67	70
GAS	.25	59
FUEL OIL	.20	14
PURCH STEAM	.80	1
PURCH CH WTR		
COAL		
WATER SEWER	.09	1
RDS GNDS SEC TOT	1.52	1
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL	1.52	1
SEC PAYROLL	1.52	1
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	53 BLDS 3,981,768 SQ.FT.					3,229,923 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.43	1.36	1.17	1.67	53	1.76	1.72	1.37	2.15
REPAIR-MAINT	1.16	1.18	.78	1.38	53	1.43	1.38	.97	1.91
UTILITIES	1.29	1.09	.80	1.62	53	1.57	1.25	.99	1.93
RDS GNDS SEC	.17	.17	.15	.18	53	.17	.17	.15	.18
ADMINISTRATIVE	.48	.43	.30	.57	52	.48	.43	.30	.57
TOTAL OPER EXP	4.52	4.45	3.47	5.22	53	5.55	5.35	4.09	8.89
FIXED EXPENSES									
TOTAL OPER+FIXED	5.08	5.71	4.09	8.57	4		6.22	4.09	7.53
LEASING EXP									
TOTAL PAYROLL	3.20	3.29			2				
TOTAL CONTRACT	.90	.86			2				

AVG SQFT OFC TEN	4671	50	AVG OFFICE OCCUPANCY	94.4	51
AVG SQFT RET TEN	694	43	AVG RETAIL OCCUPANCY	100.0	43
AVG SQFT OFC WORK	267	51	AVG RATE YR-END RENT	11.50	2
			RENTABLE GROSS SQFT	.72	52

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL	1.07	50	COMM FEES		
ELECTRIC	.81	50	TENANT ALTS		
GAS	.17	34	BUY-OUTS		
FUEL OIL	.34	10	TOTAL PAYROLL		
PURCH STEAM	.54	6	CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER	.04		SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	99 BLDS 18,559,289 SQ.FT.					15,983,381 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.34	1.33	.97	1.65	99	1.54	1.58	1.14	1.94
REPAIR MAINT	1.02	.96	.70	1.38	99	1.17	1.18	.81	1.56
UTILITIES	1.30	1.11	.78	1.60	99	1.48	1.28	.86	1.94
RDS. GNDS. SEC	.19	.17	.15	.19	98	.19	.17	.15	.19
ADMINISTRATIVE	.35	.34	.23	.44	94	.35	.34	.25	.44
TOTAL OPER EXP	4.18	4.04	3.27	4.73	99	4.79	4.85	3.78	5.87
FIXED EXPENSES	.38	.32	.06	.67	4	.38	.32	.06	.67
TOTAL OPER+FIXED	4.25	4.63	3.36	5.62	23	5.52	5.08	3.03	6.07
LEASING EXP									
TOTAL PAYROLL	2.89	3.08	2.34	3.56	13				
TOTAL CONTRACT	.50	.10	.06	.74	14				

AVG SQFT OFC TEN	9107	82	AVG OFFICE OCCUPANCY	97.1	82
AVG SQFT RET TEN	2790	76	AVG RETAIL OCCUPANCY	100.0	77
AVG SQFT OFC WORK	232	91	AVG RATE YR-END RENT	10.13	6
			RENTABLE GROSS SQFT	.75	95

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.41	15	ADMIN TOTAL	.39	15
PAYROLL	1.32	13	PAYROLL	.38	14
CONTRACT	.67	4	MGMT FEES	.14	2
SUP MAT MISC	.10	14	LEGAL FEES		
TRASH REMOVAL	.03	15	AUDIT FEES	.01	1
REPR MAINT TOTAL	1.69	15	GEN OFC EXP	.09	3
PAYROLL	1.14	15	OTHER ADM EXP	.07	4
ELEVATOR	.08	15	FIXED EXP TOTAL	.32	4
HVAC	.07	15	REAL ESTATE TAX	.61	2
ELECTRICAL	.03	15	BUILDING INS	.06	4
STRUCT ROOF	.00	1	PERS PROP TAX		
PLUMBING	.01	15	OTHER TAXES		
FIRE LIFE SFTY	.01	3	LEASING EXPENSES		
OTHER MAINT SUP	.05	15	ADV PROMOTION		
UTILITIES TOTAL	1.13	90	COMM.'FEES		
ELECTRIC	.88	90	TENANT ALTS		
GAS	.10	81	BUY-OUTS		
FUEL OIL	.07	10	TOTAL PAYROLL	3.08	13
PURCH STEAM	.51	28	CLEANING	1.35	12
PURCH CH WTR			REPAIR MAINT	1.14	13
COAL			RDS GROUNDS	.08	11
WATER SEWER	.03	14	SECURITY	.45	2
RDS GNDS SEC TOT	.10	14	ADMINISTRATIVE	.41	12
RDS GNDS TOTAL	.08	14	TOTAL CONTRACTS	.10	14
RDS GNDS PAYRL	.08	11	CLEANING	.74	3
RDS GNDS CONTR	.03	5	REPAIR MAINT	.08	14
RDS GNDS OTHER	.00	11	RDS GROUNDS	.03	4
SECURITY TOTAL	.53	4	SECURITY	.28	2
SEC PAYROLL	.45	2	ADMINISTRATIVE	.17	2
SEC CONTRACTS	.61	2			
SEC OTHER	.04	4			

U.S. GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	51 BLDS 21,587,305 SQ.FT.					18,293,598 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.38	1.30	.97	1.60	51	1.81	1.48	1.12	1.93
REPAIR-MAINT	1.10	.95	.78	1.23	51	1.30	1.15	.94	1.46
UTILITIES	1.61	1.55	1.08	2.10	51	1.86	1.84	1.25	2.39
RDS GNDS SEC	.20	.18	.17	.19	51	.20	.18	.17	.19
ADMINISTRATIVE	.33	.30	.22	.38	50	.33	.30	.22	.38
TOTAL OPER EXP	4.60	4.41	3.68	5.13	51	5.38	5.28	4.21	6.09
FIXED EXPENSES	.42	.42			1	.42	.42		
TOTAL OPER+FIXED	4.99	4.03	3.60	6.12	8	9.21	5.28	3.70	6.45
LEASING EXP.									
TOTAL PAYROLL	3.12	3.16	1.90	3.75	7				
TOTAL CONTRACT	.22	.08	.05	.35	7				

AVG SQFT OFC TEN	17555	47	AVG OFFICE OCCUPANCY	98.0	47
AVG SQFT RET TEN	4140	43	AVG RETAIL OCCUPANCY	100.0	43
AVG SQFT OFC WORK	226	47	AVG RATE YR-END RENT	12.00	1
			RENTABLE GROSS SQFT	.75	49

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.46	6	ADMIN TOTAL	.33	6
PAYROLL	1.34	6	PAYROLL	.33	6
CONTRACT	.19	2	MGMT FEES		
SUP MAT MISC	.10	5	LEGAL FEES		
TRASH REMOVAL	.03	4	AUDIT FEES		
			GEN OFC EXP	.03	2
REPR MAINT TOTAL	1.77	6	OTHER ADM EXP	.01	3
PAYROLL	1.28	6			
ELEVATOR	.05	5	FIXED EXP TOTAL	.42	1
HVAC	.09	5	REAL ESTATE TAX		
ELECTRICAL	.04	5	BUILDING INS	.42	1
STRUCT ROOF	.01	1	PERS PROP TAX		
PLUMBING	.01	4	OTHER TAXES		
FIRE LIFE SFTY	.00	1	LEASING EXPENSES		
OTHER MAINT SUP	.16	6	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1.60	47	TENANT ALTS		
ELECTRIC	1.08	47	BUY-OUTS		
GAS	.02	33			
FUEL OIL	.05	7			
PURCH STEAM	.42	24	TOTAL PAYROLL	3.18	6
PURCH CH WTR			CLEANING	1.34	6
COAL			REPAIR MAINT	1.28	6
WATER SEWER	.05	6	RDS GROUNDS	.09	4
			SECURITY	.40	3
RDS GNDS SEC TOT	.27	6	ADMINISTRATIVE	.33	6
RDS GNDS TOTAL	.04	6			
RDS GNDS PAYRL	.09	4	TOTAL CONTRACTS	.08	6
RDS GNDS CONTR	.01	2	CLEANING	.06	1
RDS GNDS OTHER	.00	5	REPAIR MAINT	.05	5
SECURITY TOTAL	.41	3	RDS GROUNDS	.01	2
SEC PAYROLL	.40	3	SECURITY	.00	2
SEC CONTRACTS	.01	3	ADMINISTRATIVE	.25	1
SEC OTHER	.01	1			

U.S. GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS 17,083,002 SQ.FT.					14,980,734 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.34	1.11	1.01	1.61	18	1.53	1.34	1.19	1.80
REPAIR-MAINT	1.01	.92	.69	1.46	18	1.15	1.03	.80	1.66
UTILITIES	1.93	1.75	1.31	2.19	18	2.15	1.98	1.49	2.45
RDS GNDS SEC	.19	.18	.16	.20	18	.19	.18	.16	.20
ADMINISTRATIVE	.66	.30	.21	.40	18	.66	.30	.21	.40
TOTAL OPER EXP	5.14	4.78	4.10	5.69	18	5.81	5.62	4.60	6.42
FIXED EXPENSES	.11	.11			1	.11	.11		
TOTAL OPER+FIXED	4.56	4.73	3.19	5.75	4	5.91	4.83	3.46	5.75
LEASING EXP									
TOTAL PAYROLL	1.75	1.96			3				
TOTAL CONTRACT	.65	.80			3				

AVG SQFT OFC TEN	36026	17	AVG OFFICE OCCUPANCY	97.6	17
AVG SQFT RET TEN	9621	13	AVG RETAIL OCCUPANCY	100.0	13
AVG SQFT OFC WORK	194	17	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.76	18

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
			COMM/FEES		
UTILITIES TOTAL			TENANT ALTS		
ELECTRIC			BUY-OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS. GROUNDS		
WATER SEWER			SECURITY		
			ADMINISTRATIVE		
RDS. GNDS. SEC TOT					
RDS. GNDS TOTAL			TOTAL CONTRACTS		
RDS. GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS. GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

U.S. GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	7,588,578 SQ.FT.				6,334,728 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.76	1.62	1.18	1.69	15	2.13	1.83	1.33	2.28
REPAIR-MAINT	.67	1.02	.58	1.42	15	.81	1.19	.70	1.89
UTILITIES	1.61	1.21	.73	1.64	15	2.09	1.35	.88	1.81
RDS GNDS SEC	.16	.18	.16	.19	15	.16	.18	.16	.19
ADMINISTRATIVE	.20	.32	.26	.41	15	.20	.32	.26	.41
TOTAL OPER EXP	4.62	4.86	3.69	5.00	15	5.45	5.45	4.72	5.71
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	51979	15	AVG OFFICE OCCUPANCY	99.3	15
AVG SQFT RET TEN	10094	12	AVG RETAIL OCCUPANCY	00.0	12
AVG SQFT OFC WORK	379	15	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.79	15

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL	1.25	13
ELECTRIC	.87	13
GAS	.08	12
FUEL OIL	.03	2
PURCH STEAM	.68	2
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	137,905 SQ.FT.				112,354 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.49	1.39	1.05	1.91	6	1.82	1.55	1.30	2.46
REPAIR-MAINT	1.42	1.35	.69	2.16	6	1.74	1.58	.81	2.76
UTILITIES	.56	1.19	.42	1.83	6	1.17	1.41	.55	2.00
RDS GNDS SEC	.17	.17	.15	.19	6	.17	.17	.15	.19
ADMINISTRATIVE	.37	.36	.23	.42	6	.37	.36	.29	.42
TOTAL OPER EXP	4.42	4.90	3.87	5.01	6	5.40	5.40	4.76	6.18
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	9635	6	AVG OFFICE OCCUPANCY	94.3	6
AVG SQFT RET TEN	288	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	190	6	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.79	6

COMPONENT COSTS-TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL	1.21	5
ELECTRIC	.67	5
GAS	.18	5
FUEL OIL	.05	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

U.S. GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 918,390 SQ FT					739,695 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.20	1.20	.93	1.44	4	1.49	1.39	1.32	1.67
REPAIR-MAINT	.79	.83	.55	1.01	4	.98	.97	.83	1.54
UTILITIES	1.40	1.14	.81	1.86	4	1.58	1.33	.94	2.09
RDS GNDS SEC	.18	.18	.17	.20	4	.18	.18	.17	.20
ADMINISTRATIVE	.26	.28	.22	.31	4	.26	.28	.22	.31
TOTAL OPER EXP	3.83	3.54	3.01	4.49	4	4.60	4.91	4.06	5.36
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	9109	4	AVG OFFICE OCCUPANCY	96.1	4
AVG SQFT RET TEN	6896	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	182	4	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.83	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL	1.14	4	COMM FEES		
ELECTRIC	1.07	4	TENANT ALTS		
GAS	.08	3	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

CANADA PRIVATE SECTOR CITY ANALYSES

CALGARY, AB 265
EDMONTON, AB 267
MONTREAL, QUE 268
OTTAWA, ON 269
QUEBEC, QUE 271
TORONTO, ON 272
VANCOUVER, BC 274

CANADIAN PRIVATE SECTOR
CALGARY
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA 16 BLDS 7,120,731 SQ.FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 6,517,504 SQ.FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					14	17.39	15.07	10.35	18.81
RETAIL AREA	19.05	18.46	11.38	22.64	11				
OTHER AREA	4.47	4.28	1.55	6.73	10				
TOTAL RENT	17.11	14.19	10.85	18.91	14				
MISCELLANEOUS	.24	.06	.00	.33	8				
TOTAL INCOME	17.25	15.41	10.87	18.91	14				
EXPENSE									
CLEANING	.66	.66	.61	.66	16	.72	.76	.61	.93
REPAIR-MAINT	.78	.77	.61	1.02	16	.82	.82	.67	1.07
UTILITIES	1.15	1.21	1.00	1.46	16	1.19	1.33	1.01	1.61
RDS. GNDS SEC	.29	.29	.24	.39	15	.29	.29	.24	.39
ADMINISTRATIVE	.51	.58	.28	.77	16	.51	.58	.28	.77
TOTAL OPER EXP	3.38	3.46	3.10	4.65	16	3.60	3.67	3.25	4.91
FIXED EXPENSES	2.11	1.98	1.92	2.12	16	2.11	1.98	1.92	2.12
TOTAL OPER+FIXED	5.49	5.47	5.13	6.62	16	5.71	5.72	5.24	7.12
LEASING EXP	1.10	.62	.02	3.86	6				
TOTAL PAYROLL	.58	.45	.35	.56	13				
TOTAL CONTRACT	1.29	1.48	.87	1.66	13				

AVG SQFT OFC TEN	33089	16	AVG OFFICE OCCUPANCY	94.9	16
AVG SQFT RET TEN	2873	13	AVG RETAIL OCCUPANCY	97.3	13
AVG SQFT OFC WORK	408	7	AVG RATE YR-END RENT	13.60	12
			RENTABLE GROSS SQFT	.84	14

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	12	ADMIN TOTAL	.58	12
PAYROLL	.08	3	PAYROLL	.10	7
CONTRACT	.65	12	MGMT FEES	.53	7
SUP MAT MISC	.05	6	LEGAL FEES	.02	6
TRASH REMOVAL	.02	12	AUDIT FEES	.01	9
			GEN OFC EXP	.10	9
REPR MAINT TOTAL	.68	12	OTHER ADM EXP	.04	7
PAYROLL	.20	11			
ELEVATOR	.17	12	FIXED EXP TOTAL	1.97	12
HVAC	.12	12	REAL ESTATE TAX	1.91	11
ELECTRICAL	.03	12	BUILDING INS	.04	10
STRUCT ROOF	.04	5	PERS PROP TAX	1.31	1
PLUMBING	.01	10	OTHER TAXES	.00	3
FIRE LIFE SFTY	.01	6			
OTHER MAINT SUP	.08	12	LEASING EXPENSES	.33	5
			ADV PROMOTION	.01	3
UTILITIES TOTAL	1.20	12	COMM. FEES	.22	3
ELECTRIC	.91	12	TENANT ALTS	.40	3
GAS	.19	12	BUY-OUTS	.33	1
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.40	11
PURCH CH WTR	.00	1	CLEANING	.08	3
COAL			REPAIR MAINT	.19	10
WATER SEWER	.08	12	RDS GROUNDS	.00	2
			SECURITY	.29	5
RDS. GNDS. SEC TOT	.30	12	ADMINISTRATIVE	.10	7
RDS GNDS TOTAL	.03	9			
RDS GNDS PAYRL	.00	2	TOTAL CONTRACTS	1.58	11
RDS GNDS CONTR	.01	6	CLEANING	.65	11
RDS. GNDS OTHER	.05	5	REPAIR. MAINT	.30	11
SECURITY TOTAL	.29	12	RDS. GROUNDS	.01	6
SEC PAYROLL	.30	4	SECURITY	.24	6
SEC CONTRACTS	.23	9	ADMINISTRATIVE	.43	10
SEC OTHER	.05	6			

CANADIAN PRIVATE SECTOR
CALGARY
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA 7 BLDS 1,426,012 SQ.FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 1,345,168 SQ.FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					6	13.37	13.32	7.98	17.69
RETAIL AREA	17.70	17.38	12.82	28.76	4				
OTHER AREA	8.80	6.73	4.80	43.96	4				
TOTAL RENT	13.37	12.67	8.38	17.59	6				
MISCELLANEOUS	.42	.02	.00	1.22	4				
TOTAL INCOME	13.62	13.85	8.41	17.61	6				
EXPENSE									
CLEANING	.69	.74	.48	.94	7	.73	.76	.54	1.19
REPAIR-MAINT	.77	.72	.45	1.14	7	.81	.81	.47	1.17
UTILITIES	1.41	1.46	.97	1.59	7	1.48	1.51	.97	1.68
RDS. GNDS SEC	.31	.29	.26	.39	7	.31	.29	.26	.39
ADMINISTRATIVE	.69	.73	.43	1.05	7	.69	.73	.43	1.05
TOTAL OPER EXP	3.87	4.24	3.24	5.13	7	4.08	4.47	3.24	5.77
FIXED EXPENSES	1.91	1.94	1.80	1.97	7	1.91	1.94	1.80	1.97
TOTAL OPER+FIXED	5.79	6.20	5.22	6.87	7	5.99	6.43	5.22	7.51
LEASING EXP	.94	.91			3				
TOTAL PAYROLL	.39	.37	.30	.47	6				
TOTAL CONTRACT	1.57	1.66	.84	2.28	6				

AVG SQFT OFC TEN	14973	7	AVG OFFICE OCCUPANCY	91.3	7
AVG SQFT RET TEN	2254	5	AVG RETAIL OCCUPANCY	94.1	5
AVG SQFT OFC WORK	284	3	AVG RATE YR-END RENT	11.00	5
			RENTABLE GROSS SQFT	.89	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.74	7	ADMIN TOTAL	.73	7
PAYROLL	.34	1	PAYROLL	.23	2
CONTRACT	.65	7	MGMT FEES	.55	6
SUP MAT MISC	.07	5	LEGAL FEES	.02	5
TRASH REMOVAL	.03	7	AUDIT FEES	.01	4
			GEN OFC EXP	.04	5
REPR MAINT TOTAL	.72	7	OTHER ADM EXP	.05	4
PAYROLL	.21	6			
ELEVATOR	.15	7	FIXED EXP TOTAL	1.94	7
HVAC	.19	7	REAL ESTATE TAX	1.80	7
ELECTRICAL	.03	7	BUILDING INS	.05	7
STRUCT ROOF	.00	3	PERS PROP TAX	1.31	1
PLUMBING	.01	6	OTHER TAXES	.00	1
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.10	7	LEASING EXPENSES	.91	3
			ADV PROMOTION	.01	2
UTILITIES TOTAL	1.46	7	COMM. FEES	.22	3
ELECTRIC	.98	7	TENANT ALTS	.79	2
GAS	.21	7	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.37	6
PURCH CH WTR	.00	1	CLEANING	.34	1
COAL			REPAIR. MAINT	.18	5
WATER SEWER	.08	7	RDS. GROUNDS		
			SECURITY	.32	1
RDS. GNDS SEC TOT	.29	7	ADMINISTRATIVE	.23	2
RDS GNDS TOTAL	.03	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.66	6
RDS GNDS CONTR	.01	4	CLEANING	.65	6
RDS. GNDS OTHER	.08	1	REPAIR. MAINT	.27	6
SECURITY TOTAL	.29	7	RDS GROUNDS	.02	3
SEC PAYROLL	.32	1	SECURITY	.27	6
SEC CONTRACTS	.26	7	ADMINISTRATIVE	.45	6
SEC OTHER	.08	2			

CANADIAN PRIVATE SECTOR
CALGARY
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 1,776,482 SQ.FT.					1,557,889 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	13.28	13.58	10.60	15.36
RETAIL AREA	21.08	16.43	7.25	25.78	4				
OTHER AREA	3.58	.79			3				
TOTAL RENT	14.08	13.31	10.71	16.16	4				
MISCELLANEOUS	.05	.04			2				
TOTAL INCOME	14.08	13.35	10.72	16.20	4				
EXPENSE									
CLEANING	.68	.68	.64	.71	4	.77	.80	.69	.85
REPAIR-MAINT	.76	.76	.65	.85	4	.80	.80	.74	.88
UTILITIES	1.24	1.16	1.08	1.33	4	1.31	1.31	1.13	1.45
RDS. GNDS. SEC	.36	.36	.27	.42	4	.36	.36	.27	.42
ADMINISTRATIVE	.45	.39	.26	.63	4	.45	.39	.26	.63
TOTAL OPER EXP	3.48	3.46	3.24	3.61	4	3.80	3.67	3.55	3.98
FIXED EXPENSES	2.18	2.12	2.01	2.30	4	2.18	2.12	2.01	2.30
TOTAL OPER+FIXED	5.66	5.47	5.26	5.90	4	5.97	5.72	5.55	6.28
LEASING EXP	3.63	3.32			2				
TOTAL PAYROLL	.62	.55	.45	.72	4				
TOTAL CONTRACT	.93	.95	.80	1.01	4				

AVG SQFT OFC TEN	22468	4	AVG OFFICE OCCUPANCY	93.7	4
AVG SQFT RET TEN	2794	4	AVG RETAIL OCCUPANCY	98.1	4
AVG SQFT OFC WORK	356	1	AVG RATE YR-END RENT	12.66	4
			RENTABLE GROSS SQFT	.84	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR. MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE. LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS. GNDS. SEC TOT		
RDS. GNDS TOTAL		
RDS. GNDS PAYRL		
RDS. GNDS CONTR		
RDS. GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

CANADIAN PRIVATE SECTOR
CALGARY
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 3,888,237 SQ.FT.					3,584,427 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	22.73	24.20		
RETAIL AREA	16.44	18.48			3				
OTHER AREA	3.59	3.63			3				
TOTAL RENT	21.48	22.71			3				
MISCELLANEOUS	.25	.33			2				
TOTAL INCOME	21.67	23.29			3				
EXPENSE									
CLEANING	.63	.64	.57	.79	4	.69	.73	.62	.87
REPAIR-MAINT	.78	.76	.57	1.22	4	.82	.80	.60	1.32
UTILITIES	1.00	1.08	.86	1.35	4	1.03	1.14	.88	1.43
RDS GNDS SEC	.24	.26	.21	.31	4	.24	.26	.21	.31
ADMINISTRATIVE	.46	.41	.13	.67	4	.46	.41	.18	.67
TOTAL OPER EXP	3.12	3.01	2.69	4.03	4	3.30	3.24	2.80	4.41
FIXED EXPENSES	2.11	2.06	1.99	2.30	4	2.11	2.06	1.99	2.30
TOTAL OPER+FIXED	5.23	5.00	4.75	6.26	4	5.41	5.23	4.86	6.64
LEASING EXP	.04	.04			1				
TOTAL PAYROLL	.64	.40			3				
TOTAL CONTRACT	1.38	1.58			3				

AVG SQFT OFC TEN	88959	4	AVG OFFICE OCCUPANCY	98.8	4
AVG SQFT RET TEN	3168	4	AVG RETAIL OCCUPANCY	97.3	4
AVG SQFT OFC WORK	490	2	AVG RATE YR-END RENT	20.00	3
			RENTABLE GROSS SQFT	.83	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.66	3
PAYROLL	.04	2
CONTRACT	.64	3
SUP MAT MISC	.02	2
TRASH REMOVAL	.01	3
REPR. MAINT TOTAL	.60	3
PAYROLL	.26	3
ELEVATOR	.23	3
HVAC	.05	3
ELECTRICAL	.01	3
STRUCT ROOF		
PLUMBING	.00	2
FIRE. LIFE SFTY	.01	2
OTHER MAINT SUP	.03	3
UTILITIES TOTAL	.96	3
ELECTRIC	.72	3
GAS	.17	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.08	3
RDS. GNDS. SEC TOT	.24	3
RDS. GNDS TOTAL	.03	3
RDS. GNDS PAYRL	.00	2
RDS. GNDS CONTR	.01	1
RDS. GNDS OTHER	.10	2
SECURITY TOTAL	.23	3
SEC PAYROLL	.29	1
SEC CONTRACTS	.23	1
SEC OTHER	.01	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.62	3
PAYROLL	.10	3
MGMT FEES	.53	1
LEGAL FEES	.01	3
AUDIT FEES	.00	3
GEN OFC EXP	.13	3
OTHER ADM EXP	.04	2
FIXED EXP TOTAL	2.07	3
REAL ESTATE TAX	2.04	2
BUILDING INS	.04	1
PERS PROP TAX		
OTHER TAXES	2.52	1
LEASING EXPENSES	.04	1
ADV PROMOTION	.01	1
COMM/FEES		
TENANT ALTS	.03	1
BUY-OUTS		
TOTAL PAYROLL	.40	3
CLEANING	.04	2
REPAIR MAINT	.26	3
RDS GROUNDS	.00	2
SECURITY	.23	2
ADMINISTRATIVE	.10	3
TOTAL CONTRACTS	1.58	3
CLEANING	.64	3
REPAIR MAINT	.34	3
RDS GROUNDS	.02	2
SECURITY	.23	1
ADMINISTRATIVE	.25	3

CANADIAN PRIVATE SECTOR
EDMONTON
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 1,747,304 SQ.FT.					1,628,879 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	11.12	11.41	9.70	14.38
RETAIL AREA	16.79	16.74	10.03	25.06	6				
OTHER AREA	4.27	4.27			1				
TOTAL RENT	11.37	11.09	10.02	14.56	9				
MISCELLANEOUS	.20	.07	.02	.34	5				
TOTAL INCOME	11.47	11.22	10.13	14.58	9				
EXPENSE									
CLEANING	.80	.63	.53	.86	9	.85	.65	.54	.94
REPAIR-MAINT	.89	.86	.56	1.38	9	.92	.86	.59	1.39
UTILITIES	1.18	1.33	.98	1.81	9	1.20	1.37	1.03	1.81
RDS GNDS SEC	.28	.21	.09	.29	9	.28	.21	.09	.29
ADMINISTRATIVE	.55	.56	.38	.69	9	.55	.56	.38	.69
TOTAL OPER EXP	3.71	3.80	3.31	4.54	9	3.87	3.80	3.52	4.70
FIXED EXPENSES	1.95	1.85	1.76	2.14	9	1.95	1.85	1.76	2.14
TOTAL OPER+FIXED	5.65	5.58	5.11	6.48	9	5.81	5.75	5.32	6.64
LEASING EXP	.18	.13	.02	.22	7				
TOTAL PAYROLL	.66	.47	.44	.72	9				
TOTAL CONTRACT	1.43	1.17	.84	1.68	9				

		# BLDS			# BLDS
AVG SQFT OFC TEN	619	8	AVG OFFICE OCCUPANCY	70.6	9
AVG SQFT RET TEN	2537	5	AVG RETAIL OCCUPANCY	88.9	6
AVG SQFT OFC WORK	613	5	AVG RATE YR-END RENT	8.74	7
			RENTABLE GROSS SQFT	.84	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.63	9	ADMIN TOTAL	.56	9
PAYROLL	.05	3	PAYROLL	.21	5
CONTRACT	.53	9	MGMT FEES	.37	6
SUP MAT MISC	.04	7	LEGAL FEES	.03	4
TRASH REMOVAL	.02	8	AUDIT FEES	.01	6
			GEN OFC EXP	.05	6
REPR MAINT TOTAL	.86	9	OTHER ADM EXP	.03	4
PAYROLL	.33	8			
ELEVATOR	.16	9	FIXED EXP TOTAL	1.85	9
HVAC	.18	9	REAL ESTATE TAX	1.81	9
ELECTRICAL	.04	8	BUILDING INS	.05	9
STRUCT ROOF	.04	6	PERS PROP TAX		
PLUMBING	.02	8	OTHER TAXES	.00	1
FIRE LIFE SFTY	.02	6			
OTHER MAINT SUP	.14	8	LEASING EXPENSES	.13	7
			ADV PROMOTION	.02	3
UTILITIES TOTAL	1.33	9	COMM FEES	.10	3
ELECTRIC	.97	9	TENANT ALTS	.12	5
GAS	.28	9	BUY-OUTS	.04	1
FUEL OIL	.02	2			
PURCH STEAM			TOTAL PAYROLL	.47	9
PURCH CH WTR			CLEANING	.05	3
COAL			REPAIR MAINT	.33	8
WATER SEWER	.09	8	RDS GROUNDS	.06	2
			SECURITY	.25	4
RDS GNDS SEC TOT	.21	9	ADMINISTRATIVE	.21	5
RDS GNDS TOTAL	.01	7			
RDS GNDS PAYRL	.06	2	TOTAL CONTRACTS	1.17	9
RDS GNDS CONTR	.04	3	CLEANING	.55	9
RDS GNDS OTHER	.01	5	REPAIR MAINT	.23	8
SECURITY TOTAL	.19	9	RDS GROUNDS	.02	4
SEC PAYROLL	.25	4	SECURITY	.19	3
SEC CONTRACTS	.19	3	ADMINISTRATIVE	.39	7
SEC OTHER	.03	5			

CANADIAN PRIVATE SECTOR
EDMONTON
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 1,157,562 SQ.FT.					1,071,034 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	11.49	11.41	9.40	12.56
RETAIL AREA	13.11	16.41	10.03	21.17	5				
OTHER AREA	4.27	4.27			1				
TOTAL RENT	11.46	11.09	9.40	12.56	7				
MISCELLANEOUS	.20	.10	.06	.34	4				
TOTAL INCOME	11.61	11.22	9.40	12.56	7				
EXPENSE									
CLEANING	.67	.63	.51	.81	7	.71	.65	.51	.94
REPAIR-MAINT	.96	.86	.43	1.27	7	.99	.86	.44	1.30
UTILITIES	1.43	1.33	1.10	1.83	7	1.47	1.37	1.16	1.83
RDS GNDS SEC	.22	.21	.10	.26	7	.22	.21	.10	.26
ADMINISTRATIVE	.49	.55	.37	.70	7	.49	.55	.37	.70
TOTAL OPER EXP	3.78	3.80	3.21	4.40	7	3.94	3.80	3.51	4.70
FIXED EXPENSES	1.87	1.78	1.75	2.09	7	1.87	1.78	1.75	2.08
TOTAL OPER+FIXED	5.65	5.57	5.06	6.12	7	5.81	5.57	5.27	6.43
LEASING EXP	.18	.14	.07	.36	6				
TOTAL PAYROLL	.59	.46	.43	.61	7				
TOTAL CONTRACT	1.14	1.17	.75	1.40	7				

		# BLDS			# BLDS
AVG SQFT OFC TEN	6085	6	AVG OFFICE OCCUPANCY	80.2	7
AVG SQFT RET TEN	2537	5	AVG RETAIL OCCUPANCY	90.7	5
AVG SQFT OFC WORK	323	3	AVG RATE YR-END RENT	8.44	5
			RENTABLE GROSS SQFT	.85	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.53	7	ADMIN TOTAL	.55	7
PAYROLL	.05	3	PAYROLL	.28	4
CONTRACT	.53	7	MGMT FEES	.33	4
SUP MAT MISC	.04	6	LEGAL FEES	.03	4
TRASH REMOVAL	.02	7	AUDIT FEES	.01	4
			GEN OFC EXP	.03	5
REPR MAINT TOTAL	.86	7	OTHER ADM EXP	.02	3
PAYROLL	.29	6			
ELEVATOR	.16	7	FIXED EXP TOTAL	1.78	7
HVAC	.18	7	REAL ESTATE TAX	1.70	7
ELECTRICAL	.04	6	BUILDING INS	.06	7
STRUCT ROOF	.04	4	PERS PROP TAX		
PLUMBING	.02	6	OTHER TAXES	.00	1
FIRE LIFE SFTY	.02	5			
OTHER MAINT SUP	.14	6	LEASING EXPENSES	.14	6
			ADV PROMOTION	.02	3
UTILITIES TOTAL	1.33	7	COMM FEES	.10	3
ELECTRIC	.97	7	TENANT ALTS	.13	4
GAS	.28	7	BUY-OUTS	.04	1
FUEL OIL	.02	2			
PURCH STEAM			TOTAL PAYROLL	.46	7
PURCH CH WTR			CLEANING	.05	3
COAL			REPAIR MAINT	.29	6
WATER SEWER	.09	6	RDS GROUNDS	.06	2
			SECURITY	.23	3
RDS GNDS SEC TOT	.21	7	ADMINISTRATIVE	.28	4
RDS GNDS TOTAL	.01	6			
RDS GNDS PAYRL	.06	2	TOTAL CONTRACTS	1.17	7
RDS GNDS CONTR	.03	2	CLEANING	.55	7
RDS GNDS OTHER	.01	4	REPAIR MAINT	.23	6
SECURITY TOTAL	.19	7	RDS GROUNDS	.01	3
SEC PAYROLL	.23	3	SECURITY	.19	3
SEC CONTRACTS	.19	3	ADMINISTRATIVE	.33	5
SEC OTHER	.03	4			

CANADIAN PRIVATE SECTOR
MONTREAL
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 2,679,161 SQ.FT.					2,527,590 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	10.73	11.01	8.42	13.74
RETAIL AREA	13.47	10.27	4.66	15.30	5				
OTHER AREA	2.54	2.54			1				
TOTAL RENT	10.96	12.05	8.46	15.12	11				
MISCELLANEOUS	.70	.13	.02	1.04	10				
TOTAL INCOME	11.65	12.07	9.91	15.48	11				
EXPENSE									
CLEANING	1.26	.97	.87	1.80	11	1.30	1.11	.87	1.92
REPAIR-MAINT	.81	.82	.33	1.47	11	.85	.83	.34	1.71
UTILITIES	1.18	1.30	.91	1.63	11	1.22	1.30	1.02	1.83
RDS GNDS SEC	.24	.23	.20	.27	8	.24	.23	.20	.27
ADMINISTRATIVE	.60	.60	.31	.71	11	.60	.60	.31	.71
TOTAL OPER EXP	4.05	4.16	3.74	4.49	11	4.23	4.27	3.81	5.29
FIXED EXPENSES	2.30	2.22	1.76	2.80	11	2.30	2.21	1.76	2.80
TOTAL OPER+FIXED	6.36	6.38	6.09	7.13	11	6.53	6.41	6.13	7.94
LEASING EXP	.75	.13	.04	.48	10				
TOTAL PAYROLL	.62	.60	.32	.68	8				
TOTAL CONTRACT	1.79	1.64	1.41	1.97	8				

AVG SQFT OFC TEN	7595	8	AVG OFFICE OCCUPANCY	90.3	10
AVG SQFT RET TEN	1245	5	AVG RETAIL OCCUPANCY	83.1	6
AVG SQFT OFC WORK	160	5	AVG RATE YR-END RENT	15.33	7
			RENTABLE GROSS SQFT	.90	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.97	9	ADMIN TOTAL	.61	9
PAYROLL	.03	4	PAYROLL	.09	2
CONTRACT	.91	9	MGMT FEES	.46	9
SUP MAT MISC	.05	7	LEGAL FEES	.02	7
TRASH REMOVAL	.03	7	AUDIT FEES	.02	6
			GEN OFC EXP	.02	5
REPR MAINT TOTAL	.73	8	OTHER ADM EXP	.00	7
PAYROLL	.44	5			
ELEVATOR	.10	8	FIXED EXP TOTAL	2.22	9
HVAC	.16	6	REAL ESTATE TAX	2.17	9
ELECTRICAL	.02	7	BUILDING INS	.05	7
STRUCT ROOF	.03	3	PERS PROP TAX		
PLUMBING	.02	7	OTHER TAXES	.06	2
FIRE LIFE SFTY	.00	3			
OTHER MAINT SUP	.12	7	LEASING EXPENSES	.19	9
			ADV PROMOTION	.00	6
UTILITIES TOTAL	1.30	9	COMM FEES	.12	9
ELECTRIC	1.03	9	TENANT ALTS	.28	4
GAS	.28	6	BUY-OUTS		
FUEL OIL	.00	2			
PURCH STEAM	.43	1	TOTAL PAYROLL	.46	6
PURCH CH WTR			CLEANING	.03	4
COAL			REPAIR MAINT	.44	5
WATER SEWER	.00	2	RDS GROUNDS	.01	1
			SECURITY	.03	5
RDS GNDS SEC TOT	.22	7	ADMINISTRATIVE	.09	2
RDS GNDS TOTAL	.01	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.66	6
RDS GNDS CONTR	.01	2	CLEANING	.78	6
RDS GNDS OTHER			REPAIR MAINT	.19	6
SECURITY TOTAL	.21	7	RDS GROUNDS	.01	2
SEC PAYROLL	.03	7	SECURITY	.20	5
SEC CONTRACTS	.16	6	ADMINISTRATIVE	.53	6
SEC OTHER	.00	4			

CANADIAN PRIVATE SECTOR
MONTREAL
DOWNTOWN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 211,365 SQ.FT.					184,110 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	14.14	14.14		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.92	14.14			3				
MISCELLANEOUS	.01	.01			2				
TOTAL INCOME	13.92	14.15			3				
EXPENSE									
CLEANING	1.14	1.01			3	1.27	1.31		
REPAIR-MAINT	1.82	1.55			3	1.82	2.02		
UTILITIES	1.58	1.51			3	1.81	1.74		
RDS GNDS SEC	.01	.01			1	.01	.01		
ADMINISTRATIVE	.44	.36			3	.44	.36		
TOTAL OPER EXP	4.77	4.41			3	5.41	6.02		
FIXED EXPENSES	2.26	2.23			3	2.26	2.23		
TOTAL OPER+FIXED	7.03	6.52			3	7.67	8.13		
LEASING EXP	.08	.08			2				
TOTAL PAYROLL	1.72	1.51			2				
TOTAL CONTRACT	1.50	1.52			2				

AVG SQFT OFC TEN	11319	2	AVG OFFICE OCCUPANCY	97.9	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	96.0	1
AVG SQFT OFC WORK	159	1	AVG RATE YR-END RENT	14.50	2
			RENTABLE GROSS SQFT	.87	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

CANADIAN PRIVATE SECTOR
MONTREAL
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	582,434 SQ.FT.					549,633 SQ.FT.		
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.16	11.76		
RETAIL AREA	12.23	12.23			1				
OTHER AREA	2.54	2.54			1				
TOTAL RENT	11.71	11.76			3				
MISCELLANEOUS	.12	.13			3				
TOTAL INCOME	11.83	11.79			3				
EXPENSE									
CLEANING	.82	.88			3	.87	.88		
REPAIR-MAINT	.78	.53			3	.83	.63		
UTILITIES	1.39	1.37			3	1.47	1.37		
RDS GNDS SEC	.28	.28			2	.28	.28		
ADMINISTRATIVE	.47	.59			3	.47	.59		
TOTAL OPER EXP	3.65	3.56			3	3.86	3.69		
FIXED EXPENSES	2.22	1.85			3	2.22	1.85		
TOTAL OPER+FIXED	5.87	6.43			3	6.08	6.43		
LEASING EXP	.22	.24			3				
TOTAL PAYROLL	.52	.53			2				
TOTAL CONTRACT	1.38	1.26			2				

AVG SQFT OFC TEN	2316	2	AVG OFFICE OCCUPANCY	85.7	3
AVG SQFT RET TEN	372	1	AVG RETAIL OCCUPANCY	10.0	1
AVG SQFT OFC WORK	257	1	AVG RATE YR-END RENT	16.00	3
			RENTABLE GROSS SQFT	.90	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

CANADIAN PRIVATE SECTOR
MONTREAL
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,083,003 SQ.FT.					1,055,478 SQ.FT.		
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	10.10	8.69		
RETAIL AREA	2.44	4.66			2				
OTHER AREA									
TOTAL RENT	10.01	8.77			3				
MISCELLANEOUS	1.55	1.66			3				
TOTAL INCOME	11.56	10.90			3				
EXPENSE									
CLEANING	1.79	2.20			3	1.64	2.27		
REPAIR-MAINT	.50	.35			3	.51	.35		
UTILITIES	.94	1.00			3	.97	1.06		
RDS GNDS SEC	.21	.22			3	.21	.22		
ADMINISTRATIVE	.70	.61			3	.70	.61		
TOTAL OPER EXP	4.15	4.22			3	4.26	4.34		
FIXED EXPENSES	2.43	2.33			3	2.43	2.33		
TOTAL OPER+FIXED	6.58	6.25			3	6.69	6.25		
LEASING EXP	1.62	.66			3				
TOTAL PAYROLL	.36	.36			2				
TOTAL CONTRACT	2.22	2.25			2				

AVG SQFT OFC TEN	7291	2	AVG OFFICE OCCUPANCY	87.0	2
AVG SQFT RET TEN	2201	2	AVG RETAIL OCCUPANCY	96.0	2
AVG SQFT OFC WORK	249	1	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	2.20	3	ADMIN TOTAL	.61	3
PAYROLL			PAYROLL	.09	2
CONTRACT	2.11	3	MGMT FEES	.43	3
SUP MAT MISC	.07	3	LEGAL FEES	.05	3
TRASH REMOVAL	.02	3	AUDIT FEES	.01	2
REPR MAINT TOTAL	.35	3	GEN OFC EXP	.01	3
PAYROLL	.45	1	OTHER ADM EXP	.01	3
ELEVATOR	.02	3	FIXED EXP TOTAL	2.33	3
HVAC	.02	3	REAL ESTATE TAX	2.28	3
ELECTRICAL	.02	3	BUILDING INS	.05	3
STRUCT ROOF	.03	3	PERS PROP TAX		
PLUMBING	.03	3	OTHER TAXES	.01	1
FIRE LIFE SFTY			LEASING EXPENSES	.66	3
OTHER MAINT SUP	.12	3	ADV PROMOTION	.00	2
UTILITIES TOTAL	1.00	3	COMM FEES	.12	3
ELECTRIC	.66	3	TENANT ALTS	.54	3
GAS	.28	1	BUY-OUTS		
FUEL OIL	.00	1	TOTAL PAYROLL	.36	2
PURCH STEAM	.43	1	CLEANING		
PURCH CH WTR			REPAIR MAINT	.45	1
COAL			RDS GROUNDS		
WATER SEWER	.00	2	SECURITY	.05	2
RDS GNDS SEC TOT	.22	3	ADMINISTRATIVE	.09	2
RDS GNDS TOTAL	.01	2	TOTAL CONTRACTS	2.25	2
RDS GNDS PAYRL			CLEANING	.91	2
RDS GNDS CONTR	.01	2	REPAIR MAINT	.77	2
RDS GNDS OTHER			RDS GROUNDS	.01	2
SECURITY TOTAL	.21	3	SECURITY	.16	2
SEC PAYROLL	.05	3	ADMINISTRATIVE	.40	2
SEC CONTRACTS	.16	3			
SEC OTHER					

CANADIAN PRIVATE SECTOR
OTTAWA
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA 15 BLDS 4,909,108 SQ.FT. DOLLARS SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 4,541,079 SQ.FT. DOLLAR SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					10	13.70	11.88	10.12	13.60
RETAIL AREA	18.42	17.48	7.83	26.18	10				
OTHER AREA	9.81	7.18	1.76	53.38	7				
TOTAL RENT	13.72	11.94	10.19	14.49	11				
MISCELLANEOUS	.05	.04	.02	.11	4				
TOTAL INCOME	13.74	11.94	10.19	14.49	11				
EXPENSE									
CLEANING	.55	.61	.53	.69	15	.59	.67	.56	.71
REPAIR-MAINT	.69	.70	.51	.97	15	.74	.76	.55	1.09
UTILITIES	1.18	1.32	1.20	1.38	15	1.25	1.40	1.24	1.55
RDS GNDS SEC	.39	.29	.08	.46	10	.39	.29	.08	.46
ADMINISTRATIVE	.32	.40	.30	.52	15	.32	.40	.30	.52
TOTAL OPER EXP	3.04	3.14	2.71	3.63	15	3.25	3.26	2.83	4.14
FIXED EXPENSES	2.30	2.20	1.90	2.73	15	2.30	2.20	1.90	2.73
TOTAL OPER+FIXED	5.34	5.42	4.72	6.09	15	5.55	5.53	4.85	6.52
LEASING EXP	.17	.07	.02	.23	7				
TOTAL PAYROLL	.52	.24	.16	.56	12				
TOTAL CONTRACT	1.06	1.07	.98	1.25	11				

AVG SQFT OFC TEN	30500	14	AVG OFFICE OCCUPANCY	97.0	15
AVG SQFT RET TEN	1592	13	AVG RETAIL OCCUPANCY	69.9	14
AVG SQFT OFC WORK	254	12	AVG RATE YR-END RENT	21.14	13
			RENTABLE GROSS SQFT	.91	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.61	11	ADMIN TOTAL	.34	11
PAYROLL	.94	1	PAYROLL	.16	3
CONTRACT	.56	10	MGMT FEES	.34	10
SUP MAT MISC	.05	8	LEGAL FEES	.02	5
TRASH REMOVAL	.02	7	AUDIT FEES	.02	5
			GEN OFC EXP	.02	9
REPR MAINT TOTAL	.76	11	OTHER ADM EXP	.03	7
PAYROLL	.26	11			
ELEVATOR	.14	11	FIXED EXP TOTAL	2.20	11
HVAC	.16	11	REAL ESTATE TAX	2.14	11
ELECTRICAL	.02	10	BUILDING INS	.04	11
STRUCT ROOF	.05	9	PERS PROP TAX		
PLUMBING	.01	10	OTHER TAXES	.02	1
FIRE LIFE SFTY	.02	5			
OTHER MAINT SUP	.02	10	LEASING EXPENSES	.11	6
			ADV PROMOTION	.07	1
UTILITIES TOTAL	1.29	11	COMM FEES	.14	5
ELECTRIC	1.00	11	TENANT ALTS	.26	2
GAS	.10	10	BUY-OUTS		
FUEL OIL	.14	1			
PURCH STEAM			TOTAL PAYROLL	.33	11
PURCH CH WTR			CLEANING	.94	1
COAL			REPAIR MAINT	.26	11
WATER SEWER	.04	10	RDS GROUNDS		
			SECURITY	.05	2
RDS GNDS SEC TOT	.38	7	ADMINISTRATIVE	.16	3
RDS GNDS TOTAL	.03	7			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.08	10
RDS GNDS CONTR	.02	6	CLEANING	.56	10
RDS GNDS OTHER	.01	6	REPAIR MAINT	.31	9
SECURITY TOTAL	.34	7	RDS GROUNDS	.05	6
SEC PAYROLL	.05	2	SECURITY	.20	7
SEC CONTRACTS	.29	7	ADMINISTRATIVE	.32	10
SEC OTHER	.02	4			

CANADIAN PRIVATE SECTOR
OTTAWA
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA 8 BLDS 1,595,083 SQ.FT. DOLLARS SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 1,503,532 SQ.FT. DOLLAR SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					7	10.81	10.46	9.82	12.27
RETAIL AREA	17.63	17.69	8.25	24.97	7				
OTHER AREA	7.45	6.24	3.52	57.02	4				
TOTAL RENT	11.48	10.94	9.98	12.49	8				
MISCELLANEOUS	.08	.05			3				
TOTAL INCOME	11.51	11.03	9.98	12.51	8				
EXPENSE									
CLEANING	.58	.61	.54	.65	8	.61	.67	.57	.69
REPAIR-MAINT	.71	.75	.49	.96	8	.75	.76	.52	1.06
UTILITIES	1.33	1.34	1.29	1.38	8	1.40	1.40	1.37	1.42
RDS GNDS SEC	.10	.08	.04	.19	4	.10	.08	.04	.19
ADMINISTRATIVE	.42	.44	.30	.52	8	.42	.44	.30	.52
TOTAL OPER EXP	3.09	3.14	2.93	3.45	8	3.27	3.26	3.06	3.67
FIXED EXPENSES	2.09	2.00	1.79	2.39	8	2.09	2.00	1.79	2.39
TOTAL OPER+FIXED	5.18	5.28	4.72	5.62	8	5.36	5.46	4.85	5.74
LEASING EXP	.22	.07	.05	.41	5				
TOTAL PAYROLL	.25	.22	.16	.33	5				
TOTAL CONTRACT	1.15	1.21	.98	1.42	5				

AVG SQFT OFC TEN	18906	7	AVG OFFICE OCCUPANCY	93.1	8
AVG SQFT RET TEN	2004	6	AVG RETAIL OCCUPANCY	98.8	7
AVG SQFT OFC WORK	230	6	AVG RATE YR-END RENT	17.07	6
			RENTABLE GROSS SQFT	.96	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.61	4	ADMIN TOTAL	.38	4
PAYROLL			PAYROLL	.13	1
CONTRACT	.60	3	MGMT FEES	.33	4
SUP MAT MISC	.33	2	LEGAL FEES	.02	3
TRASH REMOVAL	.03	1	AUDIT FEES	.02	4
			GEN OFC EXP	.01	3
REPR MAINT TOTAL	.82	4	OTHER ADM EXP	.00	1
PAYROLL	.20	4			
ELEVATOR	.13	4	FIXED EXP TOTAL	1.97	4
HVAC	.36	4	REAL ESTATE TAX	1.92	4
ELECTRICAL	.04	4	BUILDING INS	.05	4
STRUCT ROOF	.09	3	PERS PROP TAX		
PLUMBING	.03	4	OTHER TAXES	.02	1
FIRE LIFE SFTY	.02	3			
OTHER MAINT SUP	.02	3	LEASING EXPENSES	.11	4
			ADV PROMOTION	.07	1
UTILITIES TOTAL	1.32	4	COMM FEES	.14	3
ELECTRIC	1.00	4	TENANT ALTS	.50	1
GAS	.24	4	BUY-OUTS		
FUEL OIL	.14	1			
PURCH STEAM			TOTAL PAYROLL	.20	4
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.20	4
WATER SEWER	.09	3	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.08	1	ADMINISTRATIVE	.13	1
RDS GNDS TOTAL	.02	1			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.25	4
RDS GNDS CONTR	.02	1	CLEANING	.61	4
RDS GNDS OTHER			REPAIR MAINT	.46	3
SECURITY TOTAL	.06	1	RDS GROUNDS	.02	1
SEC PAYROLL			SECURITY	.06	1
SEC CONTRACTS	.06	1	ADMINISTRATIVE	.38	4
SEC OTHER					

CANADIAN PRIVATE SECTOR
OTTAWA
DOWNTOWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,388,119 SQ.FT.					1,173,391 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	16.85	14.21		
RETAIL AREA	18.90	17.28			3				
OTHER AREA	10.35	20.05			3				
TOTAL RENT	16.30	14.49			3				
MISCELLANEOUS	.00	.00			1				
TOTAL INCOME	16.30	14.49			3				
EXPENSE									
CLEANING	.81	.78			3	.95	.98		
REPAIR-MAINT	.78	.72			3	.90	.93		
UTILITIES	1.38	1.29			3	1.63	1.66		
RDS GNDS SEC	.38	.38			2	.38	.38		
ADMINISTRATIVE	.52	.36			3	.52	.36		
TOTAL OPER EXP	3.72	3.95			3	4.40	5.06		
FIXED EXPENSES	2.95	2.95			3	2.95	2.95		
TOTAL OPER+FIXED	6.67	6.72			3	7.34	7.83		
LEASING EXP	.12	.12			2				
TOTAL PAYROLL	.78	.65			3				
TOTAL CONTRACT	.91	.91			2				

AVG SQFT OFC TEN	16104	3	AVG OFFICE OCCUPANCY	97.4	3
AVG SQFT RET TEN	1554	3	AVG RETAIL OCCUPANCY	69.1	3
AVG SQFT OFC WORK	255	2	AVG RATE YR-END RENT	24.67	3
			RENTABLE GROSS SQFT	.89	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.78	3	ADMIN TOTAL	.36	3
PAYROLL	.94	1	PAYROLL	.18	2
CONTRACT	.59	3	MGMT FEES	.45	2
SUP MAT MISC	.06	2	LEGAL FEES	.01	2
TRASH REMOVAL	.02	2	AUDIT FEES	.01	1
			GEN OFC EXP	.05	2
			OTHER ADM EXP	.07	2
REPR MAINT TOTAL	.72	3			
PAYROLL	.42	3			
ELEVATOR	.17	3	FIXED EXP TOTAL	2.95	3
HVAC	.15	3	REAL ESTATE TAX	2.93	3
ELECTRICAL	.04	2	BUILDING INS	.03	3
STRUCT ROOF	.05	2	PERS PROP TAX		
PLUMBING	.01	2	OTHER TAXES		
FIRE LIFE SFTY	.02	2			
OTHER MAINT SUP	.11	3	LEASING EXPENSES	.12	2
			ADV PROMOTION		
UTILITIES TOTAL	1.29	3	COMM FEES	.11	2
ELECTRIC	1.25	3	TENANT ALTS	.01	1
GAS	.06	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.65	3
PURCH CH WTR			CLEANING	.94	1
COAL			REPAIR MAINT	.42	3
WATER SEWER	.04	3	RDS GROUNDS		
			SECURITY	.05	2
RDS GNDS SEC TOT	.38	2	ADMINISTRATIVE	.18	2
RDS GNDS TOTAL	.05	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	.91	2
RDS GNDS CONTR	.02	1	CLEANING	.29	2
RDS GNDS OTHER	.04	2	REPAIR MAINT	.22	2
SECURITY TOTAL	.34	2	RDS GROUNDS	.07	1
SEC PAYROLL	.05	2	SECURITY	.18	2
SEC CONTRACTS	.29	2	ADMINISTRATIVE	.19	2
SEC OTHER					

CANADIAN PRIVATE SECTOR
QUEBEC
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 1,357,823 SQ.FT.					1,235,239 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	12.21	9.68	7.37	13.00
RETAIL AREA	9.34	9.34			3				
OTHER AREA	16.29	16.29			1				
TOTAL RENT	11.34	9.88	7.60	12.13	6				
MISCELLANEOUS	.47	.57			4				
TOTAL INCOME	11.46	10.45	8.09	12.21	6				
EXPENSE									
CLEANING	.77	.82	.75	.99	6	.84	.88	.82	1.01
REPAIR-MAINT	1.05	1.40	.87	1.98	6	1.16	1.49	.96	2.03
UTILITIES	1.15	1.35	1.13	1.46	6	1.24	1.41	1.23	1.50
RDS GNDS SEC	.20	.30	.17	.42	6	.20	.30	.17	.42
ADMINISTRATIVE	.23	.19	.11	.29	6	.23	.19	.11	.29
TOTAL OPER EXP	3.40	4.10	3.21	4.97	6	3.72	4.37	3.52	5.09
FIXED EXPENSES	1.60	1.17	.92	1.60	6	1.60	1.17	.92	1.60
TOTAL OPER+FIXED	5.00	5.12	4.81	5.86	6	5.32	5.39	5.12	6.01
LEASING EXP	.06	.06			3				
TOTAL PAYROLL	1.01	1.10	.69	2.17	6				
TOTAL CONTRACT	.93	1.01	.60	1.29	6				

AVG SQFT OFC TEN	38283	6	AVG OFFICE OCCUPANCY	99.2	6
AVG SQFT RET TEN	4969	3	AVG RETAIL OCCUPANCY	94.0	4
AVG SQFT OFC WORK	222	3	AVG RATE YR-END RENT	9.00	5
			RENTABLE GROSS SQFT	.89	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.82	6	ADMIN TOTAL	.19	6
PAYROLL	.50	2	PAYROLL	.12	1
CONTRACT	.67	6	MGMT FEES	.09	6
SUP MAT MISC	.03	6	LEGAL FEES		
TRASH REMOVAL	.04	3	AUDIT FEES	.02	4
			GEN OFC EXP	.01	6
			OTHER ADM EXP	.02	6
REPR MAINT TOTAL	1.40	6			
PAYROLL	1.03	6			
ELEVATOR	.09	6	FIXED EXP TOTAL	1.17	6
HVAC	.12	6	REAL ESTATE TAX	.92	6
ELECTRICAL	.04	6	BUILDING INS	.04	5
STRUCT ROOF	.04	3	PERS PROP TAX	.08	3
PLUMBING	.02	6	OTHER TAXES	.03	4
FIRE LIFE SFTY	.03	3			
OTHER MAINT SUP	.15	4	LEASING EXPENSES	.06	3
			ADV PROMOTION	.02	3
UTILITIES TOTAL	1.35	6	COMM FEES	.01	3
ELECTRIC	1.23	6	TENANT ALTS	.03	3
GAS	.03	1	BUY-OUTS		
FUEL OIL	.11	2			
PURCH STEAM			TOTAL PAYROLL	1.10	6
PURCH CH WTR			CLEANING	.50	2
COAL			REPAIR MAINT	1.03	6
WATER SEWER	.03	3	RDS GROUNDS	.15	3
			SECURITY		
RDS GNDS SEC TOT	.30	6	ADMINISTRATIVE	.12	1
RDS GNDS TOTAL	.38	3			
RDS GNDS PAYRL	.15	3	TOTAL CONTRACTS	1.01	6
RDS GNDS CONTR	.10	3	CLEANING	.67	6
RDS GNDS OTHER	.01	3	REPAIR MAINT	.10	6
SECURITY TOTAL	.12	4	RDS GROUNDS	.10	3
SEC PAYROLL			SECURITY	.12	4
SEC CONTRACTS	.12	4	ADMINISTRATIVE	.10	6
SEC OTHER	.01	1			

CANADIAN PRIVATE SECTOR
TORONTO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 2,823,481 SQ.FT.					2,583,376 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	23.14	15.74	13.60	21.66
RETAIL AREA	23.37	21.27	13.22	28.30	5				
OTHER AREA	26.45	26.45			2				
TOTAL RENT	22.69	15.76	13.40	20.09	9				
MISCELLANEOUS	.04	.06	.00	.13	6				
TOTAL INCOME	22.72	15.80	13.43	20.10	9				
EXPENSE									
CLEANING	1.18	.97	.82	1.26	9	1.28	.97	.88	1.42
REPAIR-MAINT	1.26	1.00	.71	1.27	9	1.38	1.08	.77	1.34
UTILITIES	1.88	1.76	1.54	2.01	9	2.05	1.84	1.73	2.26
RDS GNDS SEC	.39	.31	.15	.52	9	.39	.31	.15	.52
ADMINISTRATIVE	.75	.67	.55	.86	9	.75	.67	.55	.86
TOTAL OPER EXP	5.46	4.80	4.24	5.70	9	5.95	5.18	4.64	5.97
FIXED EXPENSES	5.46	4.51	3.81	5.16	9	5.46	4.51	3.81	5.16
TOTAL OPER+FIXED	10.92	9.47	8.10	10.94	9	11.41	9.86	8.33	11.50
LEASING EXP	.46	.26			3				
TOTAL PAYROLL	1.09	.51	.35	1.26	9				
TOTAL CONTRACT	2.03	1.56	.77	1.75	8				

AVG SQFT OFC TEN	11071	9	AVG OFFICE OCCUPANCY	95.6	9
AVG SQFT RET TEN	1456	5	AVG RETAIL OCCUPANCY	98.1	5
AVG SQFT OFC WORK	191	3	AVG RATE YR-END RENT	17.20	5
			RENTABLE GROSS SQFT	.81	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.11	7
PAYROLL	.79	2
CONTRACT	.77	7
SUP MAT MISC	.08	6
TRASH REMOVAL	.05	7
REPR MAINT TOTAL	1.00	7
PAYROLL	.78	4
ELEVATOR	.16	7
HVAC	.14	7
ELECTRICAL	.08	4
STRUCT ROOF	.01	3
PLUMBING	.03	4
FIRE LIFE SFTY	.00	3
OTHER MAINT SUP	.19	7
UTILITIES TOTAL	1.71	7
ELECTRIC	1.37	7
GAS	.28	4
FUEL OIL		
PURCH STEAM	.27	3
PURCH CH WTR		
COAL		
WATER SEWER	.10	7
RDS GNDS SEC TOT	.31	7
RDS GNDS TOTAL	.02	6
RDS GNDS PAYRL	.15	1
RDS GNDS CONTR	.02	5
RDS. GNDS OTHER	.05	1
SECURITY TOTAL	.29	7
SEC PAYROLL	.14	3
SEC CONTRACTS	.20	6
SEC OTHER	.15	3

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.75	7
PAYROLL	.34	7
MGMT FEES	.50	4
LEGAL FEES	.00	4
AUDIT FEES	.00	4
GEN OFC EXP	.03	6
OTHER ADM EXP	.01	6
FIXED EXP TOTAL	4.35	7
REAL ESTATE TAX	4.27	7
BUILDING INS	.05	7
PERS PROP TAX	.00	1
OTHER TAXES	.01	1
LEASING EXPENSES	.51	2
ADV PROMOTION	.01	1
COMM FEES	.08	2
TENANT ALTS	.43	2
BUY-OUTS		
TOTAL PAYROLL	.75	7
CLEANING	.79	2
REPAIR MAINT	.78	4
RDS GROUNDS	.15	1
SECURITY	.19	2
ADMINISTRATIVE	.34	7
TOTAL CONTRACTS	1.64	7
CLEANING	.79	7
REPAIR MAINT	.42	7
RDS GROUNDS	.02	5
SECURITY	.18	7
ADMINISTRATIVE	.50	5

CANADIAN PRIVATE SECTOR
TORONTO
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 770,258 SQ.FT.					727,966 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	15.31	14.36	13.60	18.07
RETAIL AREA	11.81	13.22			2				
OTHER AREA									
TOTAL RENT	15.11	14.18	13.40	18.07	4				
MISCELLANEOUS	.06	.06			1				
TOTAL INCOME	15.13	14.19	13.43	18.07	4				
EXPENSE									
CLEANING	.76	.82	.88	.92	4	.80	.88	.75	.92
REPAIR-MAINT	.94	1.00	.83	1.16	4	1.00	1.08	.92	1.16
UTILITIES	1.73	1.59	1.48	2.04	4	1.82	1.73	1.56	2.10
RDS GNDS SEC	.23	.21	.13	.32	4	.23	.21	.13	.32
ADMINISTRATIVE	.79	.67	.63	1.11	4	.79	.67	.63	1.11
TOTAL OPER EXP	4.45	4.55	3.97	5.35	4	4.69	4.95	4.35	5.37
FIXED EXPENSES	4.41	4.60	3.98	5.16	4	4.41	4.60	3.98	5.16
TOTAL OPER+FIXED	8.85	9.11	7.95	10.51	4	9.10	9.13	8.33	10.54
LEASING EXP	.49	.50			2				
TOTAL PAYROLL	.50	.43	.26	1.02	4				
TOTAL CONTRACT	1.32	1.50			3				

AVG SQFT OFC TEN	7058	4	AVG OFFICE OCCUPANCY	90.2	4
AVG SQFT RET TEN	1458	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	202	2	AVG RATE YR-END RENT	19.33	3
			RENTABLE GROSS SQFT	.84	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS. GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

CANADIAN PRIVATE SECTOR
TORONTO
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 2,326,508 SQ.FT.					2,159,495 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.36	12.37		
RETAIL AREA	14.99	14.01			2				
OTHER AREA	4.73	4.73			1				
TOTAL RENT	14.12	13.41	10.22	16.51	8				
MISCELLANEOUS	4.62	4.54			2				
TOTAL INCOME	15.53	15.50	12.35	16.83	8				
EXPENSE									
CLEANING	.97	.82	.61	1.14	9	1.04	.82	.65	1.14
REPAIR-MAINT	1.19	.81	.69	2.13	9	1.28	.90	.72	2.13
UTILITIES	1.70	1.66	1.35	2.03	9	1.76	1.66	1.35	2.08
RDS GNDS SEC	.55	.49	.41	.77	9	.55	.49	.41	.77
ADMINISTRATIVE	.73	.70	.63	.79	8	.73	.70	.63	.79
TOTAL OPER EXP	5.07	4.40	4.12	5.76	9	5.38	4.69	4.25	5.76
FIXED EXPENSES	3.25	3.32	2.19	4.40	9	3.25	3.32	2.19	4.40
TOTAL OPER+FIXED	8.32	8.39	6.52	9.88	9	8.63	8.39	6.78	9.99
LEASING EXP	.25	.46			2				
TOTAL PAYROLL	1.23	.82	.45	1.32	7				
TOTAL CONTRACT	1.35	1.25	.76	2.17	7				

AVG SQFT OFC TEN	13690	8	AVG OFFICE OCCUPANCY	92.5	9
AVG SQFT RET TEN	2116	5	AVG RETAIL OCCUPANCY	87.7	5
AVG SQFT OFC WORK	201	7	AVG RATE YR-END RENT	16.82	7
			RENTABLE GROSS SQFT	.51	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.14	4	ADMIN TOTAL	.67	3
PAYROLL	5.97	1	PAYROLL	.91	2
CONTRACT	1.01	3	MGMT FEES	.55	2
SUP MAT MISC	.33	2	LEGAL FEES	.01	1
TRASH REMOVAL	.06	3	AUDIT FEES	.01	2
			GEN OFC EXP	.01	3
REPR MAINT TOTAL	2.13	4	OTHER ADM EXP	.00	2
PAYROLL	.90	4			
ELEVATOR	.09	4	FIXED EXP TOTAL	3.89	4
HVAC	.31	3	REAL ESTATE TAX	3.40	4
ELECTRICAL	.17	2	BUILDING INS	.07	4
STRUCT ROOF	.03	2	PERS PROP TAX	2.01	1
PLUMBING	.02	3	OTHER TAXES		
FIRE LIFE SFTY	.03	3			
OTHER MAINT SUP	.89	3	LEASING EXPENSES	.46	2
			ADV PROMOTION	.02	1
UTILITIES TOTAL	1.94	4	COMM FEES	.04	2
ELECTRIC	1.69	4	TENANT ALTS	.83	1
GAS	.19	3	BUY-OUTS		
FUEL OIL	.00	1			
PURCH STEAM			TOTAL PAYROLL	1.32	3
PURCH CH WTR			CLEANING	5.97	1
COAL			REPAIR MAINT	1.32	3
WATER SEWER	.08	4	RDS GROUNDS	.07	1
			SECURITY		
RDS GNDS SEC TOT	.77	4	ADMINISTRATIVE	1.70	1
RDS GNDS TOTAL	.19	4			
RDS GNDS PAYRL	.07	1	TOTAL CONTRACTS	2.10	3
RDS GNDS CONTR	.12	3	CLEANING	.90	2
RDS GNDS OTHER	.17	1	REPAIR MAINT	.35	3
SECURITY TOTAL	.43	4	RDS GROUNDS	.28	2
SEC PAYROLL	.37	1	SECURITY	.50	3
SEC CONTRACTS	.50	3	ADMINISTRATIVE	.58	1
SEC OTHER					

CANADIAN PRIVATE SECTOR
TORONTO
SUBURBAN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 1,597,972 SQ.FT.					1,537,067 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	11.19	11.28		
RETAIL AREA	14.99	14.01			2				
OTHER AREA	4.73	4.73			1				
TOTAL RENT	12.70	13.38	10.22	15.14	4				
MISCELLANEOUS	4.62	4.54			2				
TOTAL INCOME	14.93	15.50	13.74	16.16	4				
EXPENSE									
CLEANING	.76	.73	.52	1.06	6	.79	.75	.54	1.09
REPAIR-MAINT	1.01	.76	.62	1.67	6	1.05	.81	.64	1.67
UTILITIES	1.57	1.43	1.27	2.03	6	1.60	1.46	1.27	2.08
RDS GNDS SEC	.54	.57	.30	.77	6	.54	.57	.30	.77
ADMINISTRATIVE	.66	.66	.54	.76	5	.66	.66	.54	.78
TOTAL OPER EXP	4.44	4.19	3.78	5.41	6	4.57	4.45	3.79	5.52
FIXED EXPENSES	3.18	3.09	1.57	4.97	6	3.18	3.09	1.57	4.97
TOTAL OPER+FIXED	7.63	7.72	5.42	9.86	6	7.75	7.84	5.56	9.99
LEASING EXP	.04	.04			1				
TOTAL PAYROLL	.67	.56	.33	1.07	5				
TOTAL CONTRACT	1.81	2.10	.68	2.35	5				

AVG SQFT OFC TEN	13925	6	AVG OFFICE OCCUPANCY	91.5	6
AVG SQFT RET TEN	5252	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	297	4	AVG RATE YR-END RENT	17.55	5
			RENTABLE GROSS SQFT	.44	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

CANADIAN PRIVATE SECTOR
VANCOUVER
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS 3,373,282 SQ.FT.					3,071,096 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					14	15.91	16.08	10.50	17.70
RETAIL AREA	16.64	13.19	6.57	22.29	8				
OTHER AREA	5.69	5.82	3.67	15.31	6				
TOTAL RENT	16.06	14.92	11.40	17.95	17				
MISCELLANEOUS	.08	.05	.01	.11	10				
TOTAL INCOME	16.11	14.94	11.41	18.06	17				
EXPENSE									
CLEANING	.91	.99	.72	1.22	19	.99	.99	.76	1.27
REPAIR-MAINT	1.17	1.15	.87	1.25	19	1.23	1.20	.89	1.39
UTILITIES	1.40	1.39	1.09	1.57	19	1.46	1.40	1.15	1.64
RDS GNDS SEC	.25	.16	.12	.23	18	.25	.16	.12	.23
ADMINISTRATIVE	.69	.70	.51	.87	19	.69	.70	.51	.87
TOTAL OPER EXP	4.42	4.61	4.08	4.74	19	4.71	4.67	4.11	5.19
FIXED EXPENSES	3.56	3.65	2.87	3.86	17	3.58	3.65	2.87	3.86
TOTAL OPER+FIXED	7.74	7.82	6.75	8.46	19	8.46	7.85	6.97	8.88
LEASING EXP	1.92	1.59	.58	2.66	16				
TOTAL PAYROLL	.64	.50	.37	.74	17				
TOTAL CONTRACT	1.57	1.72	1.46	2.06	17				

AVG SQFT OFC TEN	4486	19	AVG OFFICE OCCUPANCY	88.4	19
AVG SQFT RET TEN	2434	14	AVG RETAIL OCCUPANCY	89.6	14
AVG SQFT OFC WORK	154	10	AVG RATE YR-END RENT	16.11	14
			RENTABLE GROSS SQFT	.80	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.91	12	ADMIN TOTAL	.78	11
PAYROLL	.12	4	PAYROLL	.39	7
CONTRACT	.72	12	MGMT FEES	.44	9
SUP MAT MISC	.05	9	LEGAL FEES	.05	5
TRASH REMOVAL	.04	9	AUDIT FEES	.01	7
			GEN OFC EXP	.06	8
REPR MAINT TOTAL	1.10	12	OTHER ADM EXP	.27	3
PAYROLL	.42	9			
ELEVATOR	.22	12	FIXED EXP TOTAL	3.67	12
HVAC	.15	11	REAL ESTATE TAX	3.61	12
ELECTRICAL	.06	10	BUILDING INS	.05	12
STRUCT ROOF	.17	8	PERS PROP TAX	.01	3
PLUMBING	.01	8	OTHER TAXES	.08	2
FIRE LIFE SFTY	.04	3			
OTHER MAINT SUP	.26	12	LEASING EXPENSES	1.56	11
			ADV PROMOTION	.01	8
UTILITIES TOTAL	1.40	12	COMM/FEES	.39	9
ELECTRIC	1.03	12	TENANT ALTS	1.16	11
GAS	.16	11	BUY-OUTS	.10	4
FUEL OIL					
PURCH STEAM	.52	5	TOTAL PAYROLL	.86	10
PURCH CH WTR			CLEANING	.11	3
COAL			REPAIR MAINT	.42	7
WATER SEWER	.02	10	RDS GROUNDS		
			SECURITY	.35	4
RDS GNDS SEC TOT	.16	11	ADMINISTRATIVE	.39	7
RDS GNDS TOTAL	.03	5			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.86	10
RDS GNDS CONTR	.03	3	CLEANING	.93	10
RDS GNDS OTHER	.01	2	REPAIR MAINT	.40	10
SECURITY TOTAL	.15	11	RDS GROUNDS	.03	3
SEC PAYROLL	.35	4	SECURITY	.07	7
SEC CONTRACTS	.10	9	ADMINISTRATIVE	.44	9
SEC OTHER	.06	3			

CANADIAN PRIVATE SECTOR
VANCOUVER
DOWNTOWN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 186,139 SQ.FT.					167,742 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	12.79	12.68		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.02	12.05			3				
MISCELLANEOUS	.34	.34			1				
TOTAL INCOME	12.13	12.39			3				
EXPENSE									
CLEANING	.96	1.03			3	1.02	1.03		
REPAIR-MAINT	1.09	1.16			3	1.16	1.20		
UTILITIES	1.43	1.56			3	1.43	1.56		
RDS GNDS SEC	.10	.10			3	.10	.10		
ADMINISTRATIVE	.83	1.02			3	.83	1.02		
TOTAL OPER EXP	4.42	4.67			3	4.64	4.67		
FIXED EXPENSES	2.45	2.91			3	2.45	2.91		
TOTAL OPER+FIXED	6.86	7.63			3	7.09	7.63		
LEASING EXP	1.60	1.90			3				
TOTAL PAYROLL	.44	.45			2				
TOTAL CONTRACT	2.55	2.50			2				

AVG SQFT OFC TEN	1287	3	AVG OFFICE OCCUPANCY	75.5	3
AVG SQFT RET TEN	2628	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	71	2	AVG RATE YR-END RENT	10.84	3
			RENTABLE GROSS SQFT	.80	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM/FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER/SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

CANADIAN PRIVATE SECTOR
VANCOUVER
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 1,580,933 SQ FT					1,478,783 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	13.77	12.00	9.04	16.46
RETAIL AREA	7.04	7.52			3				
OTHER AREA	9.89	5.82			3				
TOTAL RENT	13.97	13.20	10.15	16.65	8				
MISCELLANEOUS	.04	.02	.01	.06	4				
TOTAL INCOME	13.99	13.20	10.15	16.71	8				
EXPENSE									
CLEANING	1.03	1.18	.75	1.47	9	1.08	1.20	.78	1.53
REPAIR-MAINT	1.21	1.17	.84	1.41	9	1.27	1.28	.86	1.54
UTILITIES	1.31	1.34	1.07	1.61	9	1.36	1.39	1.15	1.68
RDS GNDS SEC	.19	.18	.13	.23	8	.19	.18	.13	.23
ADMINISTRATIVE	.62	.54	.51	.87	9	.62	.64	.51	.87
TOTAL OPER EXP	4.34	4.61	4.09	4.72	9	4.55	4.80	4.18	5.19
FIXED EXPENSES	3.29	3.64	2.73	3.72	8	3.29	3.64	2.73	3.72
TOTAL OPER+FIXED	7.19	7.78	6.75	8.46	9	8.22	7.81	6.97	8.88
LEASING EXP	2.07	1.62	.86	2.91	7				
TOTAL PAYROLL	.48	.43	.38	.55	8				
TOTAL CONTRACT	1.83	1.91	1.66	2.18	8				

AVG SQFT OFC TEN	3727	9	AVG OFFICE OCCUPANCY	86.8	9
AVG SQFT RET TEN	1841	7	AVG RETAIL OCCUPANCY	80.8	7
AVG SQFT OFC WORK	132	6	AVG RATE YR-END RENT	17.29	6
			RENTABLE GROSS SQFT	.77	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.18	5	ADMIN TOTAL	.77	4
PAYROLL	.12	1	PAYROLL	.42	2
CONTRACT	1.10	5	MGMT FEES	.44	4
SUP MAT MISC	.06	3	LEGAL FEES	.01	1
TRASH REMOVAL	.05	4	AUDIT FEES	.00	2
			GEN OFC EXP	.04	3
REPR MAINT TOTAL	1.17	5	OTHER ADM EXP	.22	1
PAYROLL	.57	3			
ELEVATOR	.32	5	FIXED EXP TOTAL	3.65	5
HVAC	.24	4	REAL ESTATE TAX	3.61	5
ELECTRICAL	.07	4	BUILDING INS	.05	5
STRUCT ROOF	.34	2	PERS PROP TAX	.01	2
PLUMBING	.00	2	OTHER TAXES		
FIRE LIFE SFTY	.05	1			
OTHER MAINT SUP	.39	5	LEASING EXPENSES	2.24	4
			ADV PROMOTION	.01	2
UTILITIES TOTAL	1.34	5	COMM FEES	.39	4
ELECTRIC	.91	5	TENANT ALTS	1.84	4
GAS	.23	4	BUY-OUTS	.26	2
FUEL OIL					
PURCH STEAM	.57	2	TOTAL PAYROLL	.43	4
PURCH CH WTR			CLEANING	.13	1
COAL			REPAIR MAINT	.65	2
WATER SEWER	.03	4	RDS GROUNDS		
			SECURITY	.07	1
RDS GNDS SEC TOT	.20	4	ADMINISTRATIVE	.42	2
RDS GNDS TOTAL	.03	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.18	4
RDS GNDS CONTR	.03	3	CLEANING	1.22	4
RDS GNDS OTHER			REPAIR MAINT	.62	4
SECURITY TOTAL	.19	4	RDS GROUNDS	.03	3
SEC PAYROLL	.07	1	SECURITY	.08	3
SEC CONTRACTS	.16	4	ADMINISTRATIVE	.44	3
SEC OTHER					

CANADA PRIVATE SECTOR
SPECIAL STUDIES

ALL BUILDINGS–1985 277
2 YEAR COMPARISON OF IDENTICAL BUILDINGS 279
5 YEAR COMPARISON OF IDENTICAL BUILDINGS 280
ALL ELECTRIC BUILDINGS 283
SINGLE PURPOSE BUILDINGS 285
AGENCY MANAGED BUILDINGS 287

CANADIAN PRIVATE SECTOR
ALL BUILDINGS- 1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	108 BLDS 27,854,414 SQ.FT.					25,568,557 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					88	15.26	12.44	9.82	18.20
RETAIL AREA	17.38	15.40	9.34	20.51	58				
OTHER AREA	8.39	4.93	2.64	7.47	33				
TOTAL RENT	15.15	12.39	10.42	15.97	97				
MISCELLANEOUS	.40	.07	.01	.17	60				
TOTAL INCOME	15.40	12.52	10.94	18.22	97				
EXPENSE									
CLEANING	.82	.78	.62	1.02	108	.89	.85	.67	1.15
REPAIR MAINT	.92	.86	.64	1.20	108	.98	.89	.71	1.31
UTILITIES	1.31	1.39	1.16	1.63	108	1.38	1.44	1.22	1.74
RDS GNDS SEC	.32	.24	.11	.39	98	.32	.24	.11	.39
ADMINISTRATIVE	.56	.61	.38	.75	107	.56	.61	.38	.75
TOTAL OPER EXP	3.91	4.08	3.42	4.68	108	4.18	4.35	3.54	5.19
FIXED EXPENSES	2.75	2.28	1.87	3.29	106	2.75	2.28	1.87	3.29
TOTAL OPER+FIXED	6.63	6.40	5.25	7.88	108	6.94	6.58	5.50	8.27
LEASING EXP	.89	.30	.07	.96	66				
TOTAL PAYROLL	.72	.48	.37	.69	94				
TOTAL CONTRACT	1.41	1.42	.98	1.74	92				

AVG SQFT OFC TEN	6583	101	AVG OFFICE OCCUPANCY	92.1	107
AVG SQFT RET TEN	2100	71	AVG RETAIL OCCUPANCY	87.6	76
AVG SQFT OFC WORK	233	58	AVG RATE YR END RENT	14.91	79
			RENTABLE GROSS SQFT	84	46

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	83
PAYROLL	.13	22
CONTRACT	.66	81
SUP MAT MISC	.06	66
TRASH REMOVAL	.03	67
REPR MAINT TOTAL	.88	82
PAYROLL	.39	67
ELEVATOR	.16	82
HVAC	.14	80
ELECTRICAL	.03	72
STRUCT ROOF	.05	44
PLUMBING	.01	68
FIRE LIFE SFTY	.02	37
OTHER MAINT SUP	.14	76
UTILITIES TOTAL	1.40	83
ELECTRIC	1.07	83
GAS	.21	66
FUEL OIL	.03	10
PURCH STEAM	.43	11
PURCH CH WTR	.00	1
COAL		
WATER SEWER	.06	67
RDS GNDS SEC TOT	.24	76
RDS GNDS TOTAL	.03	51
RDS GNDS PAYRL	.07	10
RDS GNDS CONTR	.02	39
RDS GNDS OTHER	.02	26
SECURITY TOTAL	.22	73
SEC PAYROLL	.09	28
SEC CONTRACTS	.16	57
SEC OTHER	.03	28

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.61	81
PAYROLL	.16	43
MGMT FEES	.43	65
LEGAL FEES	.02	43
AUDIT FEES	.01	52
GEN OFC EXP	.03	64
OTHER ADM EXP	.03	53
FIXED EXP TOTAL	2.13	83
REAL ESTATE TAX	2.07	82
BUILDING INS	.05	78
PERS PROP TAX	.01	11
OTHER TAXES	.02	19
LEASING EXPENSES	.28	56
ADV PROMOTION	.01	29
COMM FEES	.13	45
TENANT ALTS	.35	42
BUY-OUTS	.10	6
TOTAL PAYROLL	.47	75
CLEANING	.13	21
REPAIR MAINT	.37	63
RDS GROUNDS	.07	11
SECURITY	.19	22
ADMINISTRATIVE	.18	42
TOTAL CONTRACTS	1.47	74
CLEANING	.65	73
REPAIR MAINT	.29	72
RDS GROUNDS	.02	39
SECURITY	.16	54
ADMINISTRATIVE	.43	65

CANADIAN PRIVATE SECTOR
AGENCY MANAGED
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 814,942 SQ.FT.					774,092 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	9.76	7.93	7.37	11.28
RETAIL AREA	14.99	14.01			2				
OTHER AREA	8.70	10.51			2				
TOTAL RENT	9.87	8.10	7.60	11.28	4				
MISCELLANEOUS	3.88	2.04			3				
TOTAL INCOME	12.98	12.11	8.09	15.82	4				
EXPENSE									
CLEANING	.85	86	.73	1.02	4	89	92	77	1.05
REPAIR-MAINT	1.16	1.28	69	1.98	4	1.22	1.36	.74	2.03
UTILITIES	1.82	1.66	1.46	2.03	4	1.87	1.74	1.50	2.08
RDS GNDS SEC	48	42	32	62	4	48	42	32	.62
ADMINISTRATIVE	.51	.36	.11	.72	4	.51	.36	11	.72
TOTAL OPER EXP	4.82	4.92	4.37	5.33	4	5.02	5.09	4.62	5.43
FIXED EXPENSES	2.30	1.97	.92	3.09	4	2.30	1.97	92	3.09
TOTAL OPER+FIXED	7.12	6.74	5.88	7.82	4	7.32	6.87	6.01	8.06
LEASING EXP	.04	.04			1				
TOTAL PAYROLL	1.30	1.51			3				
TOTAL CONTRACT	1.55	1.15			3				

AVG SQFT OFC TEN	27848	4	AVG OFFICE OCCUPANCY	97.1	4
AVG SQFT RET TEN	5023	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	250	4	AVG RATE YR-END RENT	11.94	4
			RENTABLE GROSS SQFT	.74	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.90	3	ADMIN TOTAL	12	3
PAYROLL	.95	1	PAYROLL		
CONTRACT	.63	3	MGMT FEES	10	3
SUP MAT MISC	.13	3	LEGAL FEES		
TRASH REMOVAL	.08	1	AUDIT FEES	.00	1
			GEN OFC EXP	.01	3
REPR MAINT TOTAL	1.79	3	OTHER ADM EXP	.01	3
PAYROLL	1.36	3			
ELEVATOR	05	3	FIXED EXP TOTAL	1.06	3
HVAC	.18	3	REAL ESTATE TAX	.68	3
ELECTRICAL	.10	3	BUILDING INS	.03	2
STRUCT ROOF	.04	3	PERS PROP TAX	24	2
PLUMBING	02	3	OTHER TAXES		
FIRE LIFE SFTY	.03	3			
OTHER MAINT SUP	18	1	LEASING EXPENSES	.04	1
			ADV PROMOTION	.02	1
UTILITIES TOTAL	1.47	3	COMM FEES	02	1
ELECTRIC	1.43	3	TENANT ALTS		
GAS	03	1	BUY-OUTS		
FUEL OIL	.11	2			
PURCH STEAM			TOTAL PAYROLL	1.51	3
PURCH CH WTR			CLEANING	95	1
COAL			REPAIR MAINT	1.36	3
WATER SEWER	.06	1	RDS GROUNDS	.23	2
			SECURITY		
RDS GNDS SEC TOT	47	3	ADMINISTRATIVE		
RDS GNDS TOTAL	.44	3			
RDS GNDS PAYRL	23	2	TOTAL CONTRACTS	1.15	3
RDS GNDS CONTR	.22	3	CLEANING	.63	3
RDS GNDS OTHER	.02	2	REPAIR MAINT	06	3
SECURITY TOTAL	.17	2	RDS GROUNDS	.19	3
SEC PAYROLL			SECURITY	16	2
SEC CONTRACTS	.13	2	ADMINISTRATIVE	.10	3
SEC OTHER	01	1			

CANADIAN PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (2 YEARS)
1984

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	78 BLDS 18,760,219 SQ.FT.					17,058,299 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					62	15.70	12.07	9.75	14.91
RETAIL AREA	15.88	14.33	11.05	21.59	42				
OTHER AREA	8.80	4.24	2.42	9.13	18				
TOTAL RENT	15.19	12.43	9.75	14.89	73				
MISCELLANEOUS	.26	.09	.03	.32	50				
TOTAL INCOME	15.37	12.61	10.31	15.03	73				
EXPENSE									
CLEANING	.83	.77	.64	1.04	78	.90	.87	.68	1.09
REPAIR-MAINT	.96	.90	.65	1.29	78	1.03	.94	.73	1.40
UTILITIES	1.32	1.37	1.17	1.54	78	1.40	1.41	1.24	1.70
RDS GNDS SEC	.31	.25	.09	.39	71	.31	.25	.09	.39
ADMINISTRATIVE	.50	.47	.38	.71	77	.50	.47	.38	.71
TOTAL OPER EXP	3.90	4.01	3.43	4.75	78	4.20	4.20	3.67	5.19
FIXED EXPENSES	2.62	2.11	1.74	3.02	76	2.62	2.11	1.74	3.02
TOTAL OPER+FIXED	6.47	6.25	5.18	7.35	78	6.83	6.44	5.33	7.94
LEASING EXP	.87	.19	.09	1.05	52				
TOTAL PAYROLL	.82	.53	.37	.97	66				
TOTAL CONTRACT	1.44	1.52	.98	1.93	68				

AVG SQFT OFC TEN	10375	73	AVG OFFICE OCCUPANCY	92.0	75
AVG SQFT RET TEN	2101	53	AVG RETAIL OCCUPANCY	86.5	56
AVG SQFT OFC WORK	196	37	AVG RATE YR-END RENT	14.25	63
			RENTABLE GROSS SQFT	.83	36

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.77	64	ADMIN TOTAL	.59	62
PAYROLL	.14	21	PAYROLL	.22	30
CONTRACT	.66	63	MGMT FEES	.37	50
SUP MAT MISC	.05	48	LEGAL FEES	.02	33
TRASH REMOVAL	.03	49	AUDIT FEES	.01	29
			GEN OFC EXP	.03	46
REPR MAINT TOTAL	.87	63	OTHER ADM EXP	.04	46
PAYROLL	.38	50			
ELEVATOR	.16	63	FIXED EXP TOTAL	1.95	64
HVAC	.15	60	REAL ESTATE TAX	1.89	63
ELECTRICAL	.03	55	BUILDING INS	.05	60
STRUCT ROOF	.03	31	PERS PROP TAX	.38	3
PLUMBING	.01	51	OTHER TAXES	.02	22
FIRE LIFE SFTY	.04	41			
OTHER MAINT SUP	.14	61	LEASING EXPENSES	.15	45
			ADV PROMOTION	.01	26
UTILITIES TOTAL	1.36	64	COMM FEES	.14	33
ELECTRIC	.99	63	TENANT ALTS	.13	36
GAS	.24	51	BUY-OUTS	.06	2
FUEL OIL	.14	10			
PURCH STEAM	.29	7	TOTAL PAYROLL	.53	54
PURCH CH WTR	.00	2	CLEANING	.13	21
COAL	.01	4	REPAIR MAINT	.39	47
WATER SEWER	.05	51	RDS GROUNDS	.13	6
			SECURITY	.13	17
RDS GNDS SEC TOT	.25	59	ADMINISTRATIVE	.22	29
RDS GNDS TOTAL	.03	33			
RDS GNDS PAYRL	.14	7	TOTAL CONTRACTS	1.53	56
RDS GNDS CONTR	.03	24	CLEANING	.66	55
RDS GNDS OTHER	.02	15	REPAIR MAINT	.29	54
SECURITY TOTAL	.21	56	RDS GROUNDS	.03	20
SEC PAYROLL	.19	18	SECURITY	.19	43
SEC CONTRACTS	.14	49	ADMINISTRATIVE	.37	49
SEC OTHER	.03	24			

CANADIAN PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (2 YEARS)
1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	78 BLDS 18,914,198 SQ.FT.					17,253,191 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					64	15.90	12.44	9.77	16.15
RETAIL AREA	18.75	17.84	10.14	23.75	43				
OTHER AREA	10.59	4.98	3.00	18.17	23				
TOTAL RENT	15.71	12.38	10.41	15.27	71				
MISCELLANEOUS	.12	.06	.01	.14	48				
TOTAL INCOME	15.79	12.43	10.54	15.29	71				
EXPENSE									
CLEANING	.83	.81	.64	1.01	78	.90	.87	.69	1.15
REPAIR MAINT	.98	.89	.69	1.19	78	1.05	.92	.75	1.32
UTILITIES	1.33	1.40	1.19	1.60	78	1.41	1.44	1.24	1.74
RDS GNDS SEC	.32	.24	.10	.36	70	.32	.24	.10	.38
ADMINISTRATIVE	.53	.57	.33	.78	78	.53	.57	.33	.78
TOTAL OPER EXP	3.96	4.08	3.45	4.61	78	4.26	4.32	3.67	5.20
FIXED EXPENSES	2.77	2.20	1.86	3.09	78	2.77	2.20	1.86	3.09
TOTAL OPER+FIXED	6.73	6.40	5.29	7.83	78	7.03	6.58	5.54	8.13
LEASING EXP	.77	.30	.07	.89	48				
TOTAL PAYROLL	.82	.48	.39	.80	69				
TOTAL CONTRACT	1.40	1.47	1.05	1.74	68				

AVG SQFT OFC TEN	5470	72	AVG OFFICE OCCUPANCY	91.8	78
AVG SQFT RET TEN	2030	52	AVG RETAIL OCCUPANCY	88.1	57
AVG SQFT OFC WORK	204	37	AVG RATE YR-END RENT	14.03	56
			RENTABLE GROSS SQFT	.83	31

COMPONENT COSTS -TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.82	68	ADMIN TOTAL	.58	67
PAYROLL	.13	21	PAYROLL	.21	35
CONTRACT	.66	66	MGMT FEES	.41	52
SUP MAT MISC	.05	56	LEGAL FEES	.02	34
TRASH REMOVAL	.03	54	AUDIT FEES	.01	43
			GEN OFC EXP	.04	54
REPR MAINT TOTAL	.90	67	OTHER ADM EXP	.03	44
PAYROLL	.40	54			
ELEVATOR	.16	57	FIXED EXP TOTAL	2.08	68
HVAC	.14	66	REAL ESTATE TAX	2.02	67
ELECTRICAL	.03	61	BUILDING INS	.05	64
STRUCT ROOF	.06	34	PERS PROP TAX	.01	8
PLUMBING	.01	55	OTHER TAXES	.02	18
FIRE LIFE SFTY	.02	28			
OTHER MAINT SUP	.15	62	LEASING EXPENSES	.30	43
			ADV PROMOTION	.01	23
UTILITIES TOTAL	1.39	68	COMM FEES	.14	35
ELECTRIC	1.06	68	TENANT ALTS	.37	31
GAS	.24	55	BUY OUTS	.10	6
FUEL OIL	.04	9			
PURCH STEAM	.32	9	TOTAL PAYROLL	.48	62
PURCH CH WTR	.00	1	CLEANING	.13	20
COAL			REPAIR MAINT	.40	51
WATER SEWER	.08	52	RDS GROUNDS	.07	9
			SECURITY	.21	19
RDS GNDS SEC TOT	.24	62	ADMINISTRATIVE	.21	35
RDS GNDS TOTAL	.03	41			
RDS GNDS PAYRL	.07	8	TOTAL CONTRACTS	1.47	62
RDS GNDS CONTR	.02	29	CLEANING	.66	61
RDS GNDS OTHER	.03	21	REPAIR MAINT	.30	60
SECURITY TOTAL	.21	59	RDS GROUNDS	.02	31
SEC PAYROLL	.09	23	SECURITY	.16	44
SEC CONTRACTS	.16	46	ADMINISTRATIVE	.36	55
SEC OTHER	.03	24			

CANADIAN PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1981

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS 7,542,041 SQ.FT.					6,590,253 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					22	12.19	9.73	7.67	11.50
RETAIL AREA	12.82	11.52	6.16	15.12	19				
OTHER AREA	8.65	4.12	2.16	14.01	15				
TOTAL RENT	12.13	9.80	8.15	12.08	26				
MISCELLANEOUS	.08	.02	.01	.17	20				
TOTAL INCOME	12.19	9.93	8.16	12.08	28				
EXPENSE									
CLEANING	.83	.84	.66	1.08	27	.95	.95	.75	1.18
REPAIR-MAINT	.79	.65	.49	.90	27	.89	.68	.56	1.07
UTILITIES	.92	.91	.71	1.11	27	.98	.94	.76	1.22
RDS GNDS SEC	.22	.22	.00	.28	27	.22	.22	.00	.28
ADMINISTRATIVE	.41	.30	.15	.61	27	.41	.30	.15	.61
TOTAL OPER EXP	3.17	2.93	2.30	4.05	27	3.53	3.70	2.56	4.42
FIXED EXPENSES	2.49	1.80	1.45	2.31	26	2.49	1.80	1.45	2.31
TOTAL OPER+FIXED	5.67	5.24	4.14	6.31	26	6.03	5.60	4.38	7.02
LEASING EXP	.32	.12	.02	.45	16				
TOTAL PAYROLL	.66	.52	.33	.74	26				
TOTAL CONTRACT	1.07	1.02	.85	1.46	26				

AVG SQFT OFC TEN	11295	26	AVG OFFICE OCCUPANCY	96.7	27
AVG SQFT RET TEN	2060	23	AVG RETAIL OCCUPANCY	91.4	24
AVG SQFT OFC WORK	169	7	AVG RATE YR-END RENT	16.40	22
			RENTABLE GROSS SQFT	.80	15

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.96	18	ADMIN TOTAL	.30	18
PAYROLL	.11	6	PAYROLL	.24	9
CONTRACT	.75	18	MGMT FEES	.25	12
SUP MAT MISC	.04	9	LEGAL FEES	.01	7
TRASH REMOVAL	.03	10	AUDIT FEES	.01	7
			GEN OFC EXP	.01	6
			OTHER ADM EXP	.04	12
REPR MAINT TOTAL	.65	18			
PAYROLL	.33	14			
ELEVATOR	.12	17	FIXED EXP TOTAL	1.80	17
HVAC	.08	16	REAL ESTATE TAX	1.77	17
ELECTRICAL	.05	11	BUILDING INS	.05	14
STRUCT ROOF	.13	2	PERS PROP TAX		
PLUMBING	.02	6	OTHER TAXES	.00	3
FIRE LIFE SFTY	.10	12			
OTHER MAINT SUP	.08	12	LEASING EXPENSES	.17	13
			ADV PROMOTION	.01	2
			COMM FEES	.15	8
UTILITIES TOTAL	1.02	18	TENANT ALTS	.11	9
ELECTRIC	.70	18			
GAS	.15	12	BUY-OUTS	.18	1
FUEL OIL	.31	5			
PURCH STEAM	.28	5	TOTAL PAYROLL	.55	17
PURCH CH WTR			CLEANING	.11	6
COAL			REPAIR MAINT	.33	14
WATER SEWER	.03	12	RDS GROUNDS	.03	1
			SECURITY	.14	2
RDS GNDS SEC TOT	.06	18	ADMINISTRATIVE	.22	8
RDS GNDS TOTAL	.01	10			
RDS GNDS PAYRL	.03	1	TOTAL CONTRACTS	1.26	17
RDS GNDS CONTR	.02	6	CLEANING	.72	17
RDS. GNDS OTHER	.01	3	REPAIR MAINT	.24	17
SECURITY TOTAL	.01	18	RDS GROUNDS	.03	6
SEC PAYROLL	.14	2	SECURITY	.17	9
SEC CONTRACTS	.19	10	ADMINISTRATIVE	.17	13
SEC OTHER	.01	2			

CANADIAN PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1982

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS 7,550,800 SQ.FT.					6,596,591 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					21	16.42	11.88	8.98	15.30
RETAIL ARE/	14.69	13.90	7.89	17.65	19				
OTHER AREA	5.67	4.00	1.96	5.45	13				
TOTAL RENT	15.12	11.54	9.48	13.80	26				
MISCELLANEOUS	.39	.04	.01	.26	18				
TOTAL INCOME	15.40	11.55	9.48	14.06	26				
EXPENSE									
CLEANING	.92	.86	.71	1.16	27	1.03	1.00	.83	1.30
REPAIR-MAINT	.90	.83	.56	1.01	27	.98	.87	.57	1.20
UTILITIES	1.16	1.11	.93	1.39	27	1.24	1.17	.96	1.53
RDS GNDS SEC	.33	.30	.07	.41	21	.33	.30	.07	.41
ADMINISTRATIVE	.41	.30	.20	.61	26	.41	.30	.20	.61
TOTAL OPER EXP	3.68	3.55	2.88	4.42	27	4.05	3.97	3.07	5.07
FIXED EXPENSES	2.75	2.01	1.65	2.60	26	2.75	2.01	1.65	2.60
TOTAL OPER+FIXED	6.44	5.69	4.89	7.47	26	6.81	6.37	5.14	8.14
LEASING EXP	.14	.06	.02	.26	16				
TOTAL PAYROLL	.78	.65	.44	.90	24				
TOTAL CONTRACT	1.30	1.07	.97	1.85	24				

AVG SQFT OFC TEN	12004	26	AVG OFFICE OCCUPANCY	97.4	27
AVG SQFT RET TEN	1963	23	AVG RETAIL OCCUPANCY	89.7	24
AVG SQFT OFC WORK	194	9	AVG RATE YR-END RENT	16.28	18
			RENTABLE GROSS SQFT	80	15

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	27	ADMIN TOTAL	.30	26
PAYROLL	.12	6	PAYROLL	.23	9
CONTRACT	.84	19	MGMT FEES	.20	14
SUP MAT MISC	.05	12	LEGAL FEES	.01	9
TRASH REMOVAL	.04	12	AUDIT FEES	.01	10
			GEN OFC EXP	.01	11
REPR MAINT TOTAL	.83	27	OTHER ADM EXP	.02	11
PAYROLL	.35	16			
ELEVATOR	.14	23	FIXED EXP TOTAL	2.01	26
HVAC	.17	20	REAL ESTATE TAX	2.07	23
ELECTRICAL	.06	13	BUILDING INS	.06	20
STRUCT ROOF	.02	5	PERS PROP TAX		
PLUMBING	.01	11	OTHER TAXES	.02	4
FIRE. LIFE SFTY	.02	11			
OTHER MAINT SUP	.21	19	LEASING EXPENSES	.06	16
			ADV PROMOTION	.00	6
			COMM. FEES	.05	9
UTILITIES TOTAL	1.11	27	TENANT ALTS	.10	7
ELECTRIC	.84	19			
GAS	.19	14	BUY-OUTS		
FUEL OIL	.57	3			
PURCH STEAM	.39	5	TOTAL PAYROLL	.65	24
PURCH CH WTR			CLEANING	.12	6
COAL			REPAIR MAINT	.35	18
WATER SEWER	.04	13	RDS GROUNDS	.15	4
			SECURITY	.16	9
RDS GNDS SEC TOT	.30	21	ADMINISTRATIVE	.19	13
RDS GNDS TOTAL	.03	14			
RDS GNDS PAYRL	.04	1	TOTAL CONTRACTS	1.07	24
RDS GNDS CONTR	.02	5	CLEANING	.83	20
RDS. GNDS OTHER	.01	6	REPAIR. MAINT	.23	18
SECURITY TOTAL	.29	16	RDS GROUNDS	.01	10
SEC PAYROLL	.13	5	SECURITY	.21	14
SEC CONTRACTS	.29	10	ADMINISTRATIVE	.14	13
SEC OTHER	.02	6			

CANADIAN PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1983

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS 7,572,720 SQ.FT					6,604,999 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					23	16.90	13.29	9.93	15.33
RETAIL AREA	17.60	12.00	9.59	19.71	19				
OTHER AREA	10.39	4.31	1.64	11.09	14				
TOTAL RENT	16.18	12.80	9.97	14.42	24				
MISCELLANEOUS	.05	.02	.01	.15	18				
TOTAL INCOME	16.21	13.02	10.06	14.70	25				
EXPENSE									
CLEANING	.92	.85	.71	1.17	27	1.03	.95	.78	1.34
REPAIR-MAINT	.98	.82	.46	1.26	27	1.06	.84	.47	1.33
UTILITIES	1.19	1.16	.95	1.39	27	1.27	1.20	1.02	1.53
RDS GNDS SEC	.33	.34	.24	.42	19	.33	.34	.24	.42
ADMINISTRATIVE	.51	.41	.29	.72	26	.51	.41	.29	.72
TOTAL OPER EXP	3.87	3.59	2.97	4.58	27	4.25	4.21	3.06	5.07
FIXED EXPENSES	2.98	2.18	1.79	3.05	26	2.98	2.18	1.79	3.05
TOTAL OPER+FIXED	6.83	5.67	4.78	7.72	27	7.24	6.05	4.99	8.51
LEASING EXP	.39	.13	.01	.54	13				
TOTAL PAYROLL	.81	.63	.45	.91	27				
TOTAL CONTRACT	1.42	1.15	.98	1.86	25				

AVG SQFT OFC TEN	11877	26	AVG OFFICE OCCUPANCY	96.7	27
AVG SQFT RET TEN	2005	20	AVG RETAIL OCCUPANCY	88.4	23
AVG SQFT OFC WORK	235	8	AVG RATE YR END RENT	14.77	18
			RENTABLE GROSS SQFT	.81	15

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.97	19
PAYROLL	.16	8
CONTRACT	.76	19
SUP MAT MISC	.04	11
TRASH REMOVAL	.04	12
REPR MAINT TOTAL	.61	20
PAYROLL	.36	14
ELEVATOR	.14	20
HVAC	.13	16
ELECTRICAL	.01	12
STRUCT ROOF	.04	5
PLUMBING	.01	11
FIRE LIFE SFTY	.04	11
OTHER MAINT SUP	.08	19
UTILITIES TOTAL	1.16	27
ELECTRIC	.91	19
GAS	.21	14
FUEL OIL	.37	4
PURCH STEAM	.25	4
PURCH CH WTR		
COAL		
WATER SEWER	.05	13
RDS GNDS SEC TOT	.34	19
RDS GNDS TOTAL	.04	9
RDS GNDS PAYRL	.06	1
RDS GNDS CONTR	.04	7
RDS GNDS OTHER	.01	3
SECURITY TOTAL	.36	11
SEC PAYROLL	.14	5
SEC CONTRACTS	.32	10
SEC OTHER	.02	6

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.40	18
PAYROLL	.32	10
MGMT FEES	.26	14
LEGAL FEES	.01	6
AUDIT FEES	.01	9
GEN OFC EXP	.02	10
OTHER ADM EXP	.03	12
FIXED EXP TOTAL	2.25	20
REAL ESTATE TAX	2.19	20
BUILDING INS	.05	16
PERS PROP TAX	.00	1
OTHER TAXES	.05	3
LEASING EXPENSES	.15	12
ADV PROMOTION	.02	2
COMM FEES	.13	9
TENANT ALTS	.09	5
BUY OUTS	.40	1
TOTAL PAYROLL	.55	20
CLEANING	.16	8
REPAIR MAINT	.28	15
RDS GROUNDS	.06	1
SECURITY	.18	6
ADMINISTRATIVE	.31	10
TOTAL CONTRACTS	1.20	18
CLEANING	.83	18
REPAIR MAINT	.25	17
RDS GROUNDS	.04	8
SECURITY	.25	11
ADMINISTRATIVE	.23	10

CANADIAN PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1984

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS 7,530,922 SQ.FT.					6,567,001 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					20	17.01	13.60	9.79	14.95
RETAIL AREA	18.30	13.40	10.78	19.56	18				
OTHER AREA	10.15	4.13	2.26	10.81	12				
TOTAL RENT	16.12	12.91	11.04	14.83	26				
MISCELLANEOUS	.13	.07	.01	.22	18				
TOTAL INCOME	16.22	12.91	11.04	15.03	26				
EXPENSE									
CLEANING	.92	.84	.65	1.20	26	1.05	1.00	.74	1.34
REPAIR-MAINT	1.09	1.02	.58	1.65	26	1.19	1.08	.64	1.79
UTILITIES	1.38	1.28	1.16	1.53	26	1.51	1.52	1.18	1.77
RDS GNDS SEC	.34	.35	.13	.43	20	.34	.35	.13	.43
ADMINISTRATIVE	.53	.38	.29	.77	25	.53	.38	.29	.77
TOTAL OPER EXP	4.22	4.29	3.32	4.93	26	4.69	4.88	3.48	5.92
FIXED EXPENSES	3.17	2.28	1.83	3.17	26	3.17	2.28	1.83	3.17
TOTAL OPER+FIXED	7.3[illegible]	6.08	5.14	8.72	26	7.87	6.94	5.37	9.14
LEASING EXP	1.64	.14	.08	.69	16				
TOTAL PAYROLL	.87	.68	.47	.99	26				
TOTAL CONTRACT	1.53	1.32	.90	2.13	26				

AVG SQFT OFC TEN	12326	24	AVG OFFICE OCCUPANCY	94.7	24
AVG SQFT RET TEN	1995	21	AVG RETAIL OCCUPANCY	86.2	22
AVG SQFT OFC WORK	206	7	AVG RATE YR END RENT	15.11	17
			RENTABLE GROSS SQFT	.80	15

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.90	23
PAYROLL	.15	8
CONTRACT	.68	23
SUP MAT MISC	.04	16
TRASH REMOVAL	.04	15
REPR MAINT TOTAL	1.20	22
PAYROLL	.40	18
ELEVATOR	.15	22
HVAC	.16	19
ELECTRICAL	.03	15
STRUCT ROOF	.14	9
PLUMBING	.01	13
FIRE LIFE SFTY	.04	15
OTHER MAINT SUP	.12	20
UTILITIES TOTAL	1.27	23
ELECTRIC	.99	22
GAS	.20	18
FUEL OIL	.42	2
PURCH STEAM	.28	6
PURCH CH WTR	.00	1
COAL	.01	4
WATER SEWER	.05	18
RDS GNDS SEC TOT	.35	18
RDS GNDS TOTAL	.04	8
RDS GNDS PAYRL	.07	1
RDS GNDS CONTR	.03	7
RDS GNDS OTHER	.02	2
SECURITY TOTAL	.35	16
SEC PAYROLL	.25	10
SEC CONTRACTS	.13	12
SEC OTHER	.04	12

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.38	21
PAYROLL	.29	14
MGMT FEES	.32	12
LEGAL FEES	.02	15
AUDIT FEES	.01	11
GEN OFC EXP	.03	10
OTHER ADM EXP	.11	15
FIXED EXP TOTAL	2.38	23
REAL ESTATE TAX	2.21	22
BUILDING INS	.05	21
PERS PROP TAX	.88	2
OTHER TAXES	.04	7
LEASING EXPENSES	.12	14
ADV PROMOTION	.01	7
COMM FEES	.08	9
TENANT ALTS	.13	9
BUY OUTS	.07	1
TOTAL PAYROLL	.68	22
CLEANING	.15	8
REPAIR MAINT	.40	18
RDS GROUNDS	.07	1
SECURITY	.27	9
ADMINISTRATIVE	.29	14
TOTAL CONTRACTS	1.52	22
CLEANING	.66	22
REPAIR MAINT	.30	22
RDS GROUNDS	.03	6
SECURITY	.19	13
ADMINISTRATIVE	.29	18

CANADIAN PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS 7,592,980 SQ.FT.					6,613,658 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					24	17.03	13.39	10.73	17.49
RETAIL AREA	20.11	16.41	8.25	22.64	17				
OTHER AREA	14.49	5.50	3.37	26.45	13				
TOTAL RENT	18.79	13.53	11.25	15.59	26				
MISCELLANEOUS	.05	.01	.00	.10	15				
TOTAL INCOME	18.82	13.53	11.33	15.67	26				
EXPENSE									
CLEANING	.86	.81	.67	1.15	26	1.01	.93	.76	1.30
REPAIR-MAINT	.99	.84	.66	1.16	26	1.08	.88	.73	1.31
UTILITIES	1.42	1.40	1.19	1.59	26	1.55	1.55	1.36	1.87
RDS GNDS SEC	.35	.38	.21	.44	19	.35	.38	.21	.44
ADMINISTRATIVE	.57	.44	.28	.76	26	.57	.44	.28	.76
TOTAL OPER EXP	4.16	3.93	3.34	4.61	26	4.04	4.75	3.65	5.48
FIXED EXPENSES	3.37	2.43	1.89	3.74	26	3.37	2.43	1.89	3.74
TOTAL OPER+FIXED	7.53	6.50	5.28	8.14	26	8.01	7.00	5.54	9.18
LEASING EXP	.29	.07	.02	.34	14				
TOTAL PAYROLL	.82	.62	.41	1.01	24				
TOTAL CONTRACT	1.37	1.24	.86	1.66	24				

AVG SQFT OFC TEN	13311	22	AVG OFFICE OCCUPANCY	94.6	26
AVG SQFT RET TEN	2159	18	AVG RETAIL OCCUPANCY	89.3	21
AVG SQFT OFC WORK	205	7	AVG RATE YR-END RENT	14.63	15
			RENTABLE GROSS SQFT	.88	11

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	23	ADMIN TOTAL	.41	22
PAYROLL	.13	5	PAYROLL	.29	14
CONTRACT	.68	22	MGMT FEES	.36	12
SUP MAT MISC	.06	15	LEGAL FEES	.01	13
TRASH REMOVAL	.03	17	AUDIT FEES	.01	14
			GEN OFC EXP	.04	16
REPR MAINT TOTAL	.84	22	OTHER ADM EXP	.04	13
PAYROLL	.23	16			
ELEVATOR	.15	22	FIXED EXP TOTAL	2.33	23
HVAC	.19	21	REAL ESTATE TAX	2.11	23
ELECTRICAL	.03	16	BUILDING INS	.04	21
STRUCT ROOF	.09	13	PERS PROP TAX	.00	4
PLUMBING	.01	15	OTHER TAXES	.05	7
FIRE LIFE SFTY	.02	11			
OTHER MAINT SUP	.14	19	LEASING EXPENSES	.11	13
			ADV PROMOTION	.01	6
UTILITIES TOTAL	1.35	23	COMM FEES	.10	8
ELECTRIC	1.01	23	TENANT ALTS	.39	5
GAS	.21	17	BUY-OUTS	.21	2
FUEL OIL	.21	2			
PURCH STEAM	.30	8	TOTAL PAYROLL	.51	21
PURCH CH WTR			CLEANING	.13	5
COAL			REPAIR MAINT	.23	16
WATER SEWER	.08	17	RDS GROUNDS	.08	1
			SECURITY	.24	11
RDS GNDS SEC TOT	.38	17	ADMINISTRATIVE	.29	14
RDS GNDS TOTAL	.03	12			
RDS GNDS PAYRL	.08	1	TOTAL CONTRACTS	1.21	21
RDS GNDS CONTR	.02	9	CLEANING	.65	21
RDS GNDS OTHER	.03	5	REPAIR MAINT	.35	19
SECURITY TOTAL	.38	16	RDS GROUNDS	.02	10
SEC PAYROLL	.24	11	SECURITY	.12	11
SEC CONTRACTS	.12	11	ADMINISTRATIVE	.16	17
SEC OTHER	.04	11			

CANADIAN PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS 6,239,793 SQ.FT.					5,819,570 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					12	11.94	11.01	9.22	14.18
RETAIL AREA	14.20	15.67	10.80	18.89	8				
OTHER AREA	1.87	4.27	.49	6.73	5				
TOTAL RENT	11.61	11.09	9.15	13.75	13				
MISCELLANEOUS	.61	.08	.02	1.47	9				
TOTAL INCOME	12.13	11.22	9.81	13.93	13				
EXPENSE									
CLEANING	.64	.72	.51	.90	18	.69	.84	.54	.98
REPAIR-MAINT	.73	.87	.62	1.27	18	.77	.93	.63	1.30
UTILITIES	1.09	1.29	1.10	1.74	18	1.13	1.64	1.16	1.79
RDS GNDS SEC	.34	.24	.10	.33	18	.34	.24	.10	.33
ADMINISTRATIVE	.48	.72	.37	.85	18	.46	.72	.37	.85
TOTAL OPER EXP	3.29	4.01	3.47	5.07	18	3.47	4.30	3.62	5.07
FIXED EXPENSES	2.17	2.09	1.87	2.37	18	2.17	2.08	1.87	2.37
TOTAL OPER+FIXED	5.46	6.33	5.37	7.55	18	5.64	6.43	5.52	7.99
LEASING EXP	.45	.18	.03	1.38	10				
TOTAL PAYROLL	.47	.45	.33	.65	17				
TOTAL CONTRACT	1.47	1.64	1.13	2.16	16				

AVG SQFT OFC TEN	19854	15
AVG SQFT RET TEN	7848	14
AVG SQFT OFC WORK	280	12

AVG OFFICE OCCUPANCY	92.9	17
AVG RETAIL OCCUPANCY	87.9	15
AVG RATE YR-END RENT	13.78	16
RENTABLE GROSS SQFT	.87	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	18
PAYROLL	.02	4
CONTRACT	.69	18
SUP MAT MISC	.04	15
TRASH REMOVAL	.03	16
REPR MAINT TOTAL	.87	18
PAYROLL	.26	16
ELEVATOR	.15	18
HVAC	.20	18
ELECTRICAL	.03	17
STRUCT ROOF	.08	12
PLUMBING	.02	17
FIRE LIFE SFTY	.02	8
OTHER MAINT SUP	.11	17
UTILITIES TOTAL	1.29	18
ELECTRIC	.93	18
GAS	.27	15
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.06	16
RDS GNDS SEC TOT	.24	18
RDS GNDS TOTAL	.02	16
RDS GNDS PAYRL	.00	2
RDS GNDS CONTR	.02	11
RDS GNDS OTHER	.01	10
SECURITY TOTAL	.21	18
SEC PAYROLL	.07	6
SEC CONTRACTS	.20	14
SEC OTHER	.02	10

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.72	18
PAYROLL	.16	10
MGMT FEES	.51	15
LEGAL FEES	.03	11
AUDIT FEES	.01	9
GEN OFC EXP	.03	14
OTHER ADM EXP	.05	14
FIXED EXP TOTAL	2.09	18
REAL ESTATE TAX	2.05	18
BUILDING INS	.05	17
PERS PROP TAX	.02	1
OTHER TAXES	.00	2
LEASING EXPENSES	.18	10
ADV PROMOTION	.01	6
COMM FEES	.11	8
TENANT ALTS	.27	8
BUY-OUTS	.24	2
TOTAL PAYROLL	.45	17
CLEANING	.02	4
REPAIR MAINT	.27	15
RDS GROUNDS	.00	3
SECURITY	.09	5
ADMINISTRATIVE	.16	10
TOTAL CONTRACTS	1.64	18
CLEANING	.69	16
REPAIR MAINT	.34	16
RDS GROUNDS	.02	11
SECURITY	.22	11
ADMINISTRATIVE	.40	15

CANADIAN PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 1,333,327 SQ.FT.					1,187,841 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	11.14	10.08	9.22	12.73
RETAIL AREA	12.27	12.90	10.03	18.79	6				
OTHER AREA	5.90	5.98			3				
TOTAL RENT	11.10	10.41	9.15	12.37	8				
MISCELLANEOUS	.49	.13	.05	1.47	5				
TOTAL INCOME	11.46	10.71	9.15	12.47	8				
EXPENSE									
CLEANING	.73	.67	.52	.87	8	.81	.75	.55	1.07
REPAIR MAINT	1.06	1.07	.76	1.38	8	1.14	1.15	.89	1.39
UTILITIES	1.66	1.48	1.21	1.99	8	1.78	1.64	1.23	2.08
RDS GNDS SEC	.23	.23	.11	.30	8	.23	.23	.11	.30
ADMINISTRATIVE	.68	.72	.47	.94	8	.68	.72	.47	.94
TOTAL OPER EXP	4.36	4.32	3.96	5.10	8	4.75	4.74	4.15	5.42
FIXED EXPENSES	2.37	1.98	1.76	2.87	8	2.37	1.98	1.76	2.87
TOTAL OPER+FIXED	6.73	6.85	6.06	7.74	8	7.12	7.18	6.26	8.15
LEASING EXP	1.21	.36	.07	3.60	6				
TOTAL.PAYROLL	.55	.45	.34	.61	7				
TOTAL CONTRACT	1.55	1.56	1.17	2.29	7				

AVG SQFT OFC TEN	4351	7
AVG SQFT RET TEN	2047	7
AVG SQFT OFC WORK	165	4

AVG OFFICE OCCUPANCY	76.7	8
AVG RETAIL OCCUPANCY	97.2	7
AVG RATE YR-END RENT	9.03	7
RENTABLE GROSS SQFT	.86	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.67	8
PAYROLL	.03	2
CONTRACT	.54	8
SUP MAT MISC	.04	7
TRASH REMOVAL	.03	8
REPR MAINT TOTAL	1.07	8
PAYROLL	.23	7
ELEVATOR	.16	8
HVAC	.23	8
ELECTRICAL	.04	8
STRUCT ROOF	.07	5
PLUMBING	.02	8
FIRE LIFE SFTY	.02	5
OTHER MAINT SUP	.19	7
UTILITIES TOTAL	1.48	8
ELECTRIC	1.09	8
GAS	.28	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.10	7
RDS GNDS SEC TOT	.23	8
RDS GNDS TOTAL	.02	8
RDS GNDS PAYRL	.00	1
RDS GNDS CONTR	.02	4
RDS GNDS OTHER	.02	4
SECURITY TOTAL	.19	6
SEC PAYROLL	.16	2
SEC CONTRACTS	.17	6
SEC OTHER	.04	3

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.72	8
PAYROLL	.25	6
MGMT FEES	.43	6
LEGAL FEES	.03	7
AUDIT FEES	.01	5
GEN OFC EXP	.02	6
OTHER ADM EXP	.08	4
FIXED EXP TOTAL	1.98	8
REAL ESTATE TAX	1.91	8
BUILDING INS	.06	8
PERS PROP TAX	.02	1
OTHER TAXES	.00	1
LEASING EXPENSES	.36	6
ADV PROMOTION	.01	3
COMM FEES	.10	5
TENANT ALTS	.41	5
BUY-OUTS	.24	2
TOTAL PAYROLL	.45	7
CLEANING	.03	2
REPAIR MAINT	.23	6
RDS GROUNDS	.00	1
SECURITY	.18	2
ADMINISTRATIVE	.25	6
TOTAL CONTRACTS	1.56	7
CLEANING	.55	7
REPAIR MAINT	.30	7
RDS GROUNDS	.02	4
SECURITY	.20	5
ADMINISTRATIVE	.38	6

CANADIAN PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,298,108 SQ.FT.					1,158,481 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.63	14.21		
RETAIL AREA	19.61	19.96			2				
OTHER AREA	.56	.49			2				
TOTAL RENT	11.93	11.94			3				
MISCELLANEOUS	.74	.08			3				
TOTAL INCOME	12.67	11.94			3				
EXPENSE									
CLEANING	1.14	.78			3	1.27	.98		
REPAIR MAINT	.68	.72			3	.75	.90		
UTILITIES	1.09	1.19			3	1.20	1.23		
RDS GNDS SEC	.33	.30			3	.33	.30		
ADMINISTRATIVE	.51	.42			3	.51	.42		
TOTAL OPER EXP	3.76	3.92			3	4.17	3.92		
FIXED EXPENSES	2.33	2.33			3	2.33	2.33		
TOTAL OPER+FIXED	6.10	6.25			3	6.50	6.25		
LEASING EXP	.02	.02			1				
TOTAL PAYROLL	.50	.64			3				
TOTAL CONTRACT	1.80	1.97			2				

AVG SQFT OFC TEN	14722	2	AVG OFFICE OCCUPANCY	92.9	2
AVG SQFT RET TEN	1266	2	AVG RETAIL OCCUPANCY	98.7	2
AVG SQFT OFC WORK	233	1	AVG RATE YR END RENT	18.50	2
			RENTABLE GROSS SQFT	.87	2

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.78	3	ADMIN TOTAL	.42	3
PAYROLL			PAYROLL	.10	3
CONTRACT	.73	3	MGMT FEES	.41	2
SUP MAT MISC	.05	2	LEGAL FEES	.07	1
TRASH REMOVAL	.03	3	AUDIT FEES	.01	2
			GEN OFC EXP	.05	2
REPR MAINT TOTAL	.72	3	OTHER ADM EXP	.05	3
PAYROLL	.32	2			
ELEVATOR	.15	3	FIXED EXP TOTAL	2.33	3
HVAC	.02	3	REAL ESTATE TAX	2.28	3
ELECTRICAL	.02	2	BUILDING INS	.04	3
STRUCT ROOF	.15	2	PERS PROP TAX		
PLUMBING	.02	2	OTHER TAXES	.00	1
FIRE LIFE SFTY	.01	1			
OTHER MAINT SUP	.08	3	LEASING EXPENSES	.02	1
			ADV PROMOTION		
UTILITIES TOTAL	1.19	3	COMM FEES	.01	1
ELECTRIC	.93	3	TENANT ALTS	.02	1
GAS	.21	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.64	3
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.32	2
WATER SEWER	.04	3	RDS GROUNDS		
			SECURITY	.05	3
RDS GNDS SEC TOT	.30	3	ADMINISTRATIVE	.10	3
RDS GNDS TOTAL	.02	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.97	2
RDS GNDS CONTR	.02	2	CLEANING	.84	2
RDS GNDS OTHER	.03	2	REPAIR MAINT	.85	2
SECURITY TOTAL	.28	3	RDS GROUNDS	.02	1
SEC PAYROLL	.05	3	SECURITY	.16	1
SEC CONTRACTS	.20	2	ADMINISTRATIVE	.19	2
SEC OTHER	.04	1			

CANADIAN PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 1,362,458 SQ.FT.					1,224,477 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	13.81	13.88	12.62	14.29
RETAIL AREA	12.36	12.44			4				
OTHER AREA	4.98	4.98			1				
TOTAL RENT	12.77	12.50	12.05	13.51	6				
MISCELLANEOUS	1.05	.17			5				
TOTAL INCOME	13.17	12.53	12.16	14.53	6				
EXPENSE									
CLEANING	.76	.86	.75	1.11	6	.85	.92	.82	1.24
REPAIR-MAINT	.80	.84	.76	.96	6	.89	.93	.83	1.06
UTILITIES	1.30	1.45	1.13	1.93	6	1.40	1.62	1.23	2.05
RDS GNDS SEC	.25	.17	.08	.50	6	.25	.17	.08	.50
ADMINISTRATIVE	.38	.47	.29	1.13	6	.38	.47	.29	1.13
TOTAL OPER EXP	3.48	4.46	3.21	5.43	6	3.83	4.71	3.52	5.94
FIXED EXPENSES	2.05	1.60	1.23	2.62	6	2.05	1.60	1.23	2.62
TOTAL OPER+FIXED	5.53	5.85	4.81	7.69	6	5.88	6.40	5.12	8.20
LEASING EXP	.05	.05			4				
TOTAL PAYROLL	.63	.69	.44	1.16	6				
TOTAL CONTRACT	1.27	1.25	.96	1.98	5				

AVG SQFT OFC TEN	20137	6	AVG OFFICE OCCUPANCY	98.7	6
AVG SQFT RET TEN	7852	4	AVG RETAIL OCCUPANCY	95.7	5
AVG SQFT OFC WORK	255	3	AVG RATE YR END RENT	15.92	5
			RENTABLE GROSS SQFT	.91	2

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	6	ADMIN TOTAL	.47	6
PAYROLL	.62	2	PAYROLL	.12	1
CONTRACT	.62	6	MGMT FEES	.43	6
SUP MAT MISC	.07	6	LEGAL FEES	.57	1
TRASH REMOVAL	.05	5	AUDIT FEES	.02	6
			GEN OFC EXP	.02	6
REPR MAINT TOTAL	.84	6	OTHER ADM EXP	.02	6
PAYROLL	.43	6			
ELEVATOR	.08	6	FIXED EXP TOTAL	1.60	6
HVAC	.07	6	REAL ESTATE TAX	1.52	6
ELECTRICAL	.06	5	BUILDING INS	.06	6
STRUCT ROOF	.05	2	PERS PROP TAX	.00	1
PLUMBING	.02	5	OTHER TAXES	.03	4
FIRE LIFE SFTY	.07	3			
OTHER MAINT SUP	.11	4	LEASING EXPENSES	.05	4
			ADV PROMOTION	.02	4
UTILITIES TOTAL	1.45	6	COMM FEES	.02	4
ELECTRIC	1.43	6	TENANT ALTS	.03	3
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.69	6
PURCH CH WTR			CLEANING	.62	2
COAL			REPAIR MAINT	.43	6
WATER SEWER	.05	4	RDS GROUNDS	.08	1
			SECURITY		
RDS GNDS SEC TOT	.17	6	ADMINISTRATIVE	.12	1
RDS GNDS TOTAL	.11	3			
RDS GNDS PAYRL	.08	1	TOTAL CONTRACTS	1.25	6
RDS GNDS CONTR	.02	3	CLEANING	.62	6
RDS GNDS OTHER	.03	2	REPAIR MAINT	.19	6
SECURITY TOTAL	.27	4	RDS GROUNDS	.02	3
SEC PAYROLL			SECURITY	.27	4
SEC CONTRACTS	.27	4	ADMINISTRATIVE	.43	6
SEC OTHER					

CANADIAN PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 3,339,500 SQ.FT.					3,184,807 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	17.81	16.51	11.13	21.51
RETAIL AREA	22.27	22.30	13.80	26.46	4				
OTHER AREA	2.31	2.31			1				
TOTAL RENT	16.73	16.70	10.16	20.77	6				
MISCELLANEOUS	.36	.13	.07	.37	4				
TOTAL INCOME	17.03	16.77	10.26	21.06	6				
EXPENSE									
CLEANING	.63	.92	.67	1.09	10	.86	.99	.69	1.09
REPAIR-MAINT	.93	.69	.62	1.88	10	.97	.71	.62	2.19
UTILITIES	1.21	1.49	1.33	1.85	10	1.25	1.59	1.37	1.85
RDS GNDS SEC	.49	.32	.15	.61	8	.49	.32	.15	.61
ADMINISTRATIVE	.30	.55	.32	.91	10	.30	.55	.32	.91
TOTAL OPER EXP	3.53	4.51	3.02	6.63	10	3.67	4.51	3.12	7.29
FIXED EXPENSES	2.41	2.52	2.01	4.09	10	2.41	2.52	2.01	4.09
TOTAL OPER+FIXED	5.94	7.39	5.16	10.71	10	6.08	7.79	5.27	11.83
LEASING EXP	.13	.15			3				
TOTAL PAYROLL	.96	.42	.24	2.41	9				
TOTAL CONTRACT	1.16	1.23	.88	1.67	9				

AVG SQFT OFC TEN	68758	10	AVG OFFICE OCCUPANCY	97.8	10
AVG SQFT RET TEN	1661	8	AVG RETAIL OCCUPANCY	60.9	8
AVG SQFT OFC WORK	284	8	AVG RATE YR END RENT	22.00	7
			RENTABLE GROSS SQFT	.78	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.91	9
PAYROLL	.13	3
CONTRACT	.65	9
SUP MAT MISC	.04	8
TRASH REMOVAL	.05	8
REPR MAINT TOTAL	.66	9
PAYROLL	.76	7
ELEVATOR	.17	9
HVAC	.09	9
ELECTRICAL	.02	9
STRUCT ROOF	.01	6
PLUMBING	.01	8
FIRE LIFE SFTY	.01	3
OTHER MAINT SUP	.13	8
UTILITIES TOTAL	1.42	9
ELECTRIC	1.08	9
GAS	.27	9
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.08	8
RDS GNDS SEC TOT	.32	8
RDS GNDS TOTAL	.03	8
RDS GNDS PAYRL	.08	2
RDS GNDS CONTR	.01	6
RDS GNDS OTHER	.03	6
SECURITY TOTAL	.29	8
SEC PAYROLL	.19	2
SEC CONTRACTS	.47	6
SEC OTHER	.02	4

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.51	9
PAYROLL	.36	4
MGMT FEES	.29	7
LEGAL FEES	.02	2
AUDIT FEES	.01	4
GEN OFC EXP	.03	6
OTHER ADM EXP	.01	7
FIXED EXP TOTAL	2.43	9
REAL ESTATE TAX	2.26	8
BUILDING INS	.05	8
PERS PROP TAX		
OTHER TAXES	1.26	2
LEASING EXPENSES	.15	3
ADV PROMOTION		
COMM FEES	.07	3
TENANT ALTS	.25	1
BUY-OUTS		
TOTAL PAYROLL	.42	9
CLEANING	.13	3
REPAIR MAINT	.76	7
RDS GROUNDS	.08	2
SECURITY	.29	1
ADMINISTRATIVE	.36	4
TOTAL CONTRACTS	1.23	9
CLEANING	.65	9
REPAIR MAINT	.26	8
RDS GROUNDS	.02	7
SECURITY	.34	7
ADMINISTRATIVE	.31	8

CANADIAN PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 1,387,325 SQ.FT.					1,282,076 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.31	7.63		
RETAIL AREA									
OTHER AREA	16.29	16.29			1				
TOTAL RENT	11.27	8.08			3				
MISCELLANEOUS	.98	.98			1				
TOTAL INCOME	11.39	9.06			3				
EXPENSE									
CLEANING	.85	.99	.75	1.16	4	.91	1.01	.82	1.18
REPAIR-MAINT	1.27	1.98	1.26	2.17	4	1.38	2.03	1.36	2.17
UTILITIES	1.18	1.43	1.21	1.46	4	1.25	1.44	1.26	1.50
RDS GNDS SEC	.30	.42	.24	.61	4	.30	.42	.24	.61
ADMINISTRATIVE	.21	.12			3	.21	.12		
TOTAL OPER EXP	3.77	4.97	3.67	5.45	4	4.05	5.09	3.96	5.46
FIXED EXPENSES	2.41	1.50	.92	3.76	4	2.41	1.50	.92	3.78
TOTAL OPER+FIXED	6.18	5.88	5.01	8.81	4	6.46	6.01	5.31	8.81
LEASING EXP									
TOTAL PAYROLL	1.12	1.41	1.00	2.17	4				
TOTAL CONTRACT	1.06	1.01	.60	1.63	4				

AVG SQFT OFC TEN	311988	4	AVG OFFICE OCCUPANCY	97.3	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	231	4	AVG RATE YR END RENT	11.00	3
			RENTABLE GROSS SQFT	.89	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.99	4
PAYROLL	.50	2
CONTRACT	.72	4
SUP MAT MISC	.01	3
TRASH REMOVAL	.05	1
REPR MAINT TOTAL	1.98	4
PAYROLL	1.34	4
ELEVATOR	.07	4
HVAC	.18	4
ELECTRICAL	.05	3
STRUCT ROOF	.04	3
PLUMBING	.01	4
FIRE LIFE SFTY	.02	4
OTHER MAINT SUP	.33	2
UTILITIES TOTAL	1.43	4
ELECTRIC	1.18	4
GAS	.11	2
FUEL OIL	.01	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.10	1
RDS GNDS SEC TOT	.42	4
RDS GNDS TOTAL	.32	4
RDS GNDS PAYRL	.15	3
RDS GNDS CONTR	.10	4
RDS GNDS OTHER	.02	4
SECURITY TOTAL	.26	2
SEC PAYROLL		
SEC CONTRACTS	.26	2
SEC OTHER	.01	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.12	3
PAYROLL	.12	1
MGMT FEES	.08	3
LEGAL FEES		
AUDIT FEES	.04	1
GEN OFC EXP	.01	3
OTHER ADM EXP	.02	3
FIXED EXP TOTAL	1.50	4
REAL ESTATE TAX	1.27	4
BUILDING INS	.04	3
PERS PROP TAX	.24	4
OTHER TAXES	.02	1
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	1.41	4
CLEANING	.50	2
REPAIR MAINT	1.34	4
RDS GROUNDS	.15	3
SECURITY		
ADMINISTRATIVE	.12	1
TOTAL CONTRACTS	1.01	4
CLEANING	.72	4
REPAIR MAINT	.10	4
RDS GROUNDS	.10	4
SECURITY	.26	2
ADMINISTRATIVE	.09	3

CANADIAN PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	555,502 SQ.FT.				548,379 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.10	1.14			3	1.11	1.14		
REPAIR MAINT	2.07	2.17			3	2.10	2.17		
UTILITIES	1.43	1.46			3	1.45	1.47		
RDS GNDS SEC	.58	.47			3	.58	.47		
ADMINISTRATIVE	.12	.11			2	.12	.11		
TOTAL OPER EXP	5.25	5.37			3	5.32	5.37		
FIXED EXPENSES	3.13	1.06			3	3.13	1.06		
TOTAL OPER+FIXED	8.39	6.44			3	8.45	6.44		
LEASING EXP									
TOTAL PAYROLL	1.80	1.51			3				
TOTAL CONTRACT	1.37	1.15			3				

AVG SQFT OFC TEN	171418	3	AVG OFFICE OCCUPANCY	93.8	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	219	3	AVG RATE YR-END RENT	11.00	3
			RENTABLE GROSS SQFT	74	1

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.14	3	ADMIN TOTAL	.11	2
PAYROLL	.95	1	PAYROLL		
CONTRACT	.82	3	MGMT FEES	.09	2
SUP MAT MISC	.07	2	LEGAL FEES		
TRASH REMOVAL	.05	1	AUDIT FEES		
			GEN OFC EXP	.01	2
REPR MAINT TOTAL	2.17	3	OTHER ADM EXP	.02	2
PAYROLL	1.36	3			
ELEVATOR	.09	3	FIXED EXP TOTAL	1.06	3
HVAC	.16	3	REAL ESTATE TAX	.68	3
ELECTRICAL	.10	2	BUILDING INS	.04	2
STRUCT ROOF	.03	2	PERS PROP TAX	.40	3
PLUMBING	.02	3	OTHER TAXES		
FIRE LIFE SFTY	.02	3			
OTHER MAINT SUP	.33	2	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.48	3	COMM FEES		
ELECTRIC	1.24	3	TENANT ALTS		
GAS	.11	2	BUY-OUTS		
FUEL OIL	.01	3			
PURCH STEAM			TOTAL PAYROLL	1.51	3
PURCH CH WTR			CLEANING	.95	1
COAL			REPAIR MAINT	1.36	3
WATER SEWER	.10	1	RDS GROUNDS	.23	2
			SECURITY		
RDS GNDS SEC TOT	.47	3	ADMINISTRATIVE		
RDS GNDS TOTAL	.38	3			
RDS GNDS PAYRL	.23	2	TOTAL CONTRACTS	1.15	3
RDS GNDS CONTR	.10	3	CLEANING	.82	3
RDS GNDS OTHER	.03	3	REPAIR MAINT	.06	3
SECURITY TOTAL	.26	2	RDS GROUNDS	.10	3
SEC PAYROLL			SECURITY	.26	2
SEC CONTRACTS	.26	2	ADMINISTRATIVE	.09	2
SEC OTHER	.01	1			

CANADIAN PRIVATE SECTOR
AGENCY MANAGED
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	50 BLDS 16,206,377 SQ.FT.					14,840,919 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					38	16.23	12.27	10.06	16.06
RETAIL AREA	19.99	18.18	14.93	23.75	23				
OTHER AREA	6.63	4.60	2.56	6.56	18				
TOTAL RENT	16.21	12.34	10.89	16.17	44				
MISCELLANEOUS	.10	.04	.00	.12	24				
TOTAL INCOME	16.27	12.35	11.02	16.26	44				
EXPENSE									
CLEANING	.72	.71	.57	.92	50	.78	.78	.61	1.00
REPAIR-MAINT	.84	.84	.63	1.23	50	.89	.87	.72	1.34
UTILITIES	1.24	1.38	1.12	1.61	50	1.29	1.40	1.17	1.73
RDS GNDS SEC	.32	.25	.10	.38	44	.32	.25	.10	.38
ADMINISTRATIVE	.55	.62	.36	.82	50	.55	.62	.36	.82
TOTAL OPER EXP	3.65	3.94	3.27	4.61	50	3.89	4.22	3.47	4.93
FIXED EXPENSES	2.74	2.16	1.93	2.86	50	2.74	2.16	1.93	2.86
TOTAL OPER+FIXED	6.40	6.45	5.31	7.71	50	6.63	6.69	5.50	7.91
LEASING EXP	.77	.30	.06	1.41	29				
TOTAL PAYROLL	.61	.47	.40	.67	41				
TOTAL CONTRACT	1.45	1.46	.98	2.00	39				

AVG SQFT OFC TEN	5[illegible]2	46	AVG OFFICE OCCUPANCY	92.9	50
AVG SQFT RET TEN	2058	33	AVG RETAIL OCCUPANCY	91.0	36
AVG SQFT OFC WORK	231	30	AVG RATE YR END RENT	14.07	42
			RENTABLE GROSS SQFT	.86	19

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.74	37	ADMIN TOTAL	.66	37
PAYROLL	.02	7	PAYROLL	.16	19
CONTRACT	.68	37	MGMT FEES	.48	29
SUP MAT MISC	.05	27	LEGAL FEES	.02	18
TRASH REMOVAL	.03	32	AUDIT FEES	.01	22
			GEN OFC EXP	.06	25
REPR MAINT TOTAL	.86	36	OTHER ADM EXP	.02	21
PAYROLL	.30	32			
ELEVATOR	.16	36	FIXED EXP TOTAL	2.08	37
HVAC	.17	35	REAL ESTATE TAX	2.05	37
ELECTRICAL	.03	30	BUILDING INS	.05	34
STRUCT ROOF	.07	19	PERS PROP TAX	.02	4
PLUMBING	.01	29	OTHER TAXES	.02	6
FIRE LIFE SFTY	.01	14			
OTHER MAINT SUP	.14	34	LEASING EXPENSES	.30	23
			ADV PROMOTION	.01	12
UTILITIES TOTAL	1.37	37	COMM FEES	.17	16
ELECTRIC	1.05	37	TENANT ALTS	.35	16
GAS	.21	32	BUY OUTS	.33	3
FUEL OIL	.07	2			
PURCH STEAM	.32	5	TOTAL PAYROLL	.47	33
PURCH CH WTR			CLEANING	.01	6
COAL			REPAIR MAINT	.30	30
WATER SEWER	.07	29	RDS GROUNDS	.01	4
			SECURITY	.24	15
RDS GNDS SEC TOT	.27	34	ADMINISTRATIVE	.16	19
RDS GNDS TOTAL	.02	21			
RDS GNDS PAYRL	.00	3	TOTAL CONTRACTS	1.56	32
RDS GNDS CONTR	.02	16	CLEANING	.67	32
RDS GNDS OTHER	.02	13	REPAIR MAINT	.26	32
SECURITY TOTAL	.25	34	RDS GROUNDS	.02	16
SEC PAYROLL	.24	16	SECURITY	.18	20
SEC CONTRACTS	.16	24	ADMINISTRATIVE	.46	30
SEC OTHER	.03	22			

CANADIAN PRIVATE SECTOR
AGENCY MANAGED
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 399,676 SQ.FT.					360,667 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	13.27	14.14		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.20	13.66	10.71	15.35	6				
MISCELLANEOUS	.01	.01			2				
TOTAL INCOME	13.20	13.66	10.71	15.35	6				
EXPENSE									
CLEANING	1.08	1.02	.88	1.28	6	1.16	1.09	.91	1.44
REPAIR MAINT	1.43	1.37	.81	1.93	6	1.54	1.44	.81	2.29
UTILITIES	1.67	1.58	1.51	1.93	6	1.81	1.72	1.58	2.22
RDS GNDS SEC	.06	.07	.03	.10	4	.06	.07	.03	.10
ADMINISTRATIVE	.71	.82	.31	1.08	6	.71	.82	.31	1.08
TOTAL OPER EXP	4.93	4.87	4.26	5.52	6	5.34	5.59	4.38	6.07
FIXED EXPENSES	2.49	2.37	2.17	2.94	6	2.49	2.37	2.17	2.94
TOTAL OPER+FIXED	7.42	7.74	6.42	7.96	6	7.83	8.13	6.98	8.41
LEASING EXP	.93	.39	.08	1.95	5				
TOTAL PAYROLL	1.06	.59	.32	1.68	5				
TOTAL CONTRACT	1.98	2.04	1.52	2.50	5				

AVG SQFT OFC TEN	3244	4	AVG OFFICE OCCUPANCY	87.7	6
AVG SQFT RET TEN	3876	1	AVG RETAIL OCCUPANCY	98.2	3
AVG SQFT OFC WORK	108	4	AVG RATE YR-END RENT	11.00	5
			RENTABLE GROSS SQFT	.87	1

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.95	4	ADMIN TOTAL	.82	4
PAYROLL	.53	2	PAYROLL	.59	1
CONTRACT	.76	4	MGMT FEES	.52	4
SUP MAT MISC	.05	3	LEGAL FEES	.04	2
TRASH REMOVAL	.06	2	AUDIT FEES	.02	2
			GEN OFC EXP	.06	2
REPR MAINT TOTAL	.89	3	OTHER ADM EXP	.04	2
PAYROLL	.48	2			
ELEVATOR	.13	3	FIXED EXP TOTAL	2.30	4
HVAC	.30	3	REAL ESTATE TAX	2.14	4
ELECTRICAL	.03	3	BUILDING INS	.05	3
STRUCT ROOF	.08	1	PERS PROP TAX	.01	1
PLUMBING	.02	3	OTHER TAXES		
FIRE LIFE SFTY	.04	1			
OTHER MAINT SUP	.19	3	LEASING EXPENSES	.26	4
			ADV PROMOTION	.07	2
UTILITIES TOTAL	1.65	4	COMM FEES	.13	4
ELECTRIC	1.26	4	TENANT ALTS	.93	2
GAS	.49	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.59	3
PURCH CH WTR			CLEANING	.03	1
COAL			REPAIR MAINT	.48	2
WATER SEWER	.19	1	RDS GROUNDS	.01	1
			SECURITY		
RDS GNDS SEC TOT	.05	3	ADMINISTRATIVE	.59	1
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS	2.04	3
RDS GNDS CONTR			CLEANING	.77	3
RDS GNDS OTHER			REPAIR MAINT	.48	3
SECURITY TOTAL	.05	3	RDS GROUNDS	.10	1
SEC PAYROLL	.01	1	SECURITY	.05	1
SEC CONTRACTS	.07	2	ADMINISTRATIVE	.69	3
SEC OTHER	.00	1			

CANADIAN PRIVATE SECTOR
AGENCY MANAGED
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS 3.918.375 SQ FT					3.712.627 SQ.FT			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					18	11.89	11.58	9.47	13.06
RETAIL AREA	15.50	17.38	14.81	22.74	9				
OTHER AREA	6.64	5.98	4.27	7.47	7				
TOTAL RENT	12.32	11.64	10.18	13.49	20				
MISCELLANEOUS	.24	.07	03	.20	10				
TOTAL INCOME	12.45	11.65	10.21	14.31	20				
EXPENSE									
CLEANING	.69	.65	.51	.84	21	.72	.68	.53	.91
REPAIR-MAINT	.82	.81	.44	1.22	21	.86	.82	.46	1.33
UTILITIES	1.43	1.37	1.15	1.64	21	1.47	1.40	1.17	1.69
RDS GNDS SEC	.20	.21	.08	.29	18	.20	.21	.08	.29
ADMINISTRATIVE	.58	.57	.38	.81	21	.58	.57	.38	.81
TOTAL OPER EXP	3.69	3.80	3.25	4.48	21	3.85	3.93	3.25	4.64
FIXED EXPENSES	2.39	1.97	1.79	2.78	21	2.39	1.97	1.79	2.78
TOTAL OPER+FIXED	6.08	6.43	5.24	6.94	21	6.23	6.43	5.24	7.39
LEASING EXP	.99	.40	.18	1.48	14				
TOTAL PAYROLL	.46	.45	.32	.47	15				
TOTAL CONTRACT	1.42	1.57	.95	2.13	14				

AVG SQFT OFC TEN	6187	19	AVG OFFICE OCCUPANCY	89.8	21
AVG SQFT RET TEN	2333	13	AVG RETAIL OCCUPANCY	96.2	13
AVG SQFT OFC WORK	185	13	AVG RATE YR END RENT	13.41	19
			RENTABLE GROSS SQFT	.87	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.74	15
PAYROLL	.01	2
CONTRACT	.68	15
SUP MAT MISC	.05	9
TRASH REMOVAL	.04	13
REPR MAINT TOTAL	.88	15
PAYROLL	.28	12
ELEVATOR	.16	15
HVAC	.19	14
ELECTRICAL	.04	13
STRUCT ROOF	.07	7
PLUMBING	.01	11
FIRE LIFE SFTY	.01	8
OTHER MAINT SUP	.16	13
UTILITIES TOTAL	1.37	15
ELECTRIC	.98	15
GAS	.28	14
FUEL OIL	.07	2
PURCH STEAM	.57	1
PURCH CH WTR		
COAL		
WATER SEWER	.08	12
RDS GNDS SEC TOT	.24	13
RDS GNDS TOTAL	.02	9
RDS GNDS PAYRL	.06	2
RDS GNDS CONTR	.02	8
RDS GNDS OTHER	.02	4
SECURITY TOTAL	.21	13
SEC PAYROLL	.18	4
SEC CONTRACTS	.17	10
SEC OTHER	.04	8

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.61	15
PAYROLL	.32	8
MGMT FEES	.44	12
LEGAL FEES	.03	8
AUDIT FEES	.01	8
GEN OFC EXP	.04	8
OTHER ADM EXP	.00	5
FIXED EXP TOTAL	1.87	15
REAL ESTATE TAX	1.81	15
BUILDING INS	.05	14
PERS PROP TAX	.02	3
OTHER TAXES	.02	3
LEASING EXPENSES	.50	11
ADV PROMOTION	.01	4
COMM FEES	.22	9
TENANT ALTS	.44	9
BUY OUTS	.26	2
TOTAL PAYROLL	.45	12
CLEANING	.01	2
REPAIR MAINT	.28	10
RDS GROUNDS	.06	2
SECURITY	.18	4
ADMINISTRATIVE	.32	8
TOTAL CONTRACTS	1.57	12
CLEANING	.62	12
REPAIR MAINT	.29	12
RDS GROUNDS	.02	6
SECURITY	.14	8
ADMINISTRATIVE	.43	11

CANADIAN PRIVATE SECTOR
AGENCY MANAGED
DOWNTOWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 3.668.998 SQ.FT.					3.226.820 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	12.35	12.52	10.01	14.65
RETAIL AREA	21.44	22.21	10.22	24.86	7				
OTHER AREA	1.81	.79	.49	4.68	5				
TOTAL RENT	13.42	12.00	11.14	16.16	6				
MISCELLANEOUS	03	.01	.00	.05	4				
TOTAL INCOME	13.43	12.01	11.15	16.20	8				
EXPENSE									
CLEANING	.77	.71	.68	.77	8	.87	.85	.73	95
REPAIR-MAINT	.77	.72	.69	.85	8	.82	.80	74	.91
UTILITIES	1.10	1.16	.85	1.38	8	1.17	1.31	.86	1.49
RDS GNDS SEC	.39	.39	.31	.42	8	.39	.39	.31	.42
ADMINISTRATIVE	67	72	.39	82	8	.67	.72	.39	82
TOTAL OPER EXP	3.69	3.60	3.46	3.85	8	4.06	3.98	3.64	4.43
FIXED EXPENSES	2.52	2.30	2.10	2.80	8	2.52	2.30	2.10	2.80
TOTAL OPER+FIXED	6.20	5.90	5.47	6.63	8	6.57	6.28	5.67	7.46
LEASING EXP	1.68	.23	.10	3.32	4				
TOTAL PAYROLL	.67	.65	.55	.78	8				
TOTAL CONTRACT	1.24	1.04	.91	1.46	7				

AVG SQFT OFC TEN	1735	8	AVG OFFICE OCCUPANCY	86.2	8
AVG SQFT RET TEN	2013	6	AVG RETAIL OCCUPANCY	93.2	7
AVG SQFT OFC WORK	329	4	AVG RATE YR-END RENT	14.09	7
			RENTABLE GROSS SQFT	.65	5

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	5
PAYROLL		
CONTRACT	.69	5
SUP MAT MISC	.04	3
TRASH REMOVAL	.02	4
REPR MAINT TOTAL	.72	5
PAYROLL	.29	5
ELEVATOR	.16	5
HVAC	.11	5
ELECTRICAL	.03	3
STRUCT ROOF	.05	4
PLUMBING	.01	4
FIRE LIFE SFTY	.01	1
OTHER MAINT SUP	.11	5
UTILITIES TOTAL	1.19	5
ELECTRIC	.93	5
GAS	.15	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.05	5
RDS GNDS SEC TOT	.40	5
RDS GNDS TOTAL	.02	3
RDS GNDS PAYRL		
RDS GNDS CONTR	.01	2
RDS GNDS OTHER	.02	3
SECURITY TOTAL	.39	5
SEC PAYROLL	.34	5
SEC CONTRACTS	.06	3
SEC OTHER	.06	3

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.68	5
PAYROLL	.11	4
MGMT FEES	.56	3
LEGAL FEES		
AUDIT FEES	.00	3
GEN OFC EXP	.08	3
OTHER ADM EXP	.05	3
FIXED EXP TOTAL	2.13	5
REAL ESTATE TAX	2.08	5
BUILDING INS	.04	5
PERS PROP TAX		
OTHER TAXES	00	1
LEASING EXPENSES	.23	7
ADV PROMOTION	.01	1
COMM FEES	.03	1
TENANT ALTS	.09	1
BUY OUTS	.33	1
TOTAL PAYROLL	.65	5
CLEANING		
REPAIR MAINT	.29	5
RDS GROUNDS		
SECURITY	.34	5
ADMINISTRATIVE	.11	4
TOTAL CONTRACTS	1.25	4
CLEANING	.67	4
REPAIR MAINT	.19	4
RDS GROUNDS	.01	1
SECURITY	.03	2
ADMINISTRATIVE	.56	3

CANADIAN PRIVATE SECTOR
AGENCY MANAGED
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 3,286,482 SQ FT					3,030,730 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.58	.62			3	.63	.71		
REPAIR MAINT	.64	.60			3	.67	.63		
UTILITIES	.91	.98			3	.93	.99		
RDS GNDS SEC	.23	.24			3	.23	.24		
ADMINISTRATIVE	.44	.20			3	.44	.20		
TOTAL OPER EXP	2.80	2.82			3	2.95	2.92		
FIXED EXPENSES	2.04	2.05			3	2.04	2.05		
TOTAL OPER+FIXED	4.83	4.88			3	4.99	4.97		
LEASING EXP	.04	.04			1				
TOTAL PAYROLL	.38	.38			2				
TOTAL CONTRACT	1.33	1.28			2				

AVG SQFT OFC TEN	80300	3	AVG OFFICE OCCUPANCY	98.0	3
AVG SQFT RET TEN	3121	3	AVG RETAIL OCCUPANCY	97.2	3
AVG SQFT OFC WORK	409	1	AVG RATE YR END RENT	17.50	2
			RENTABLE GROSS SQFT	.85	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

LE AREA
SQ FT
MID RANGE
W HIGH
0 3
2 3
50 2
85 3
LDS

CANADIAN PRIVATE SECTOR
AGENCY MANAGED
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 1,287,966 SQ FT.					1,171,698 SQ FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	10.11	8.98	7.37	12.62
RETAIL AREA	12.37	12.49			5				
OTHER AREA	7.86	4.98			3				
TOTAL RENT	10.17	8.92	7.60	12.05	10				
MISCELLANEOUS	2.49	.17	.00	2.04	9				
TOTAL INCOME	12.33	10.79	8.09	13.82	10				
EXPENSE									
CLEANING	1.25	.90	.72	1.23	11	1.38	.96	.77	1.33
REPAIR MAINT	1.43	.91	.73	1.98	11	1.57	1.03	.75	2.03
UTILITIES	1.84	1.65	1.38	2.03	11	1.98	1.74	1.41	2.08
RDS GNDS SEC	.43	.25	.15	.62	11	.43	.25	.15	.62
ADMINISTRATIVE	.60	.47	.22	1.25	11	.60	.47	.22	1.25
TOTAL OPER EXP	5.54	4.56	3.91	5.48	11	6.05	4.81	4.15	5.94
FIXED EXPENSES	2.21	1.84	1.13	3.09	11	2.21	1.84	1.13	3.09
TOTAL OPER+FIXED	7.75	6.44	5.12	7.82	11	8.26	6.44	5.39	8.20
LEASING EXP	.16	.17	.05	.64	6				
TOTAL PAYROLL	2.12	1.51	.45	2.83	9				
TOTAL CONTRACT	1.47	1.25	1.06	1.63	9				

AVG SQFT OFC TEN	10513	10	AVG OFFICE OCCUPANCY	95.8	11
AVG SQFT RET TEN	5000	5	AVG RETAIL OCCUPANCY	93.5	5
AVG SQFT OFC WORK	154	8	AVG RATE YR-END RENT	12.74	10
			RENTABLE GROSS SQFT	.79	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.95	10	ADMIN TOTAL	.40	10
PAYROLL	1.18	3	PAYROLL	1.70	1
CONTRACT	.63	9	MGMT FEES	.28	9
SUP MAT MISC	.10	10	LEGAL FEES	.04	3
TRASH REMOVAL	.04	7	AUDIT FEES	.00	6
			GEN OFC EXP	.01	9
REPR MAINT TOTAL	.96	10	OTHER ADM EXP	.02	7
PAYROLL	.70	9			
ELEVATOR	.12	10	FIXED EXP TOTAL	1.55	10
HVAC	.14	10	REAL ESTATE TAX	1.46	10
ELECTRICAL	.10	10	BUILDING INS	.08	9
STRUCT ROOF	.03	4	PERS PROP TAX	.24	2
PLUMBING	.02	9	OTHER TAXES	.05	3
FIRE LIFE SFTY	.03	6			
OTHER MAINT SUP	.15	8	LEASING EXPENSES	.17	6
			ADV PROMOTION	.02	4
UTILITIES TOTAL	1.56	10	COMM FEES	.08	6
ELECTRIC	1.39	10	TENANT ALTS	.16	5
GAS	.20	4	BUY OUTS		
FUEL OIL	.11	2			
PURCH STEAM			TOTAL PAYROLL	1.51	9
PURCH CH WTR			CLEANING	1.18	3
COAL			REPAIR MAINT	.70	9
WATER SEWER	.06	7	RDS GROUNDS	.11	4
			SECURITY		
RDS GNDS SEC TOT	.31	10	ADMINISTRATIVE	1.70	1
RDS GNDS TOTAL	.20	7			
RDS GNDS PAYRL	.11	4	TOTAL CONTRACTS	1.25	9
RDS GNDS CONTR	.14	6	CLEANING	.68	8
RDS GNDS OTHER	.02	4	REPAIR MAINT	.17	9
SECURITY TOTAL	.13	8	RDS GROUNDS	.17	5
SEC PAYROLL	.01	1	SECURITY	.22	7
SEC CONTRACTS	.12	8	ADMINISTRATIVE	.38	8
SEC OTHER	.01	2			

CANADA PRIVATE SECTOR
NATIONAL CROSS-TABULATIONS

LOCATION/SIZE ANALYSES . . . 291
AGE/SIZE ANALYSES . . . 296
AGE/HEIGHT ANALYSES . . . 304

CANADIAN PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	90 BLDS 24,022,429 SQ.FT.					22,032,189 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					74	15.65	12.52	10.05	18.51
RETAIL AREA	17.54	15.53	9.27	21.36	53				
OTHER AREA	8.42	4.60	2.59	7.33	30				
TOTAL RENT	15.54	12.74	10.83	16.19	82				
MISCELLANEOUS	.24	.06	.01	.15	51				
TOTAL INCOME	15.69	12.79	11.00	16.24	82				
EXPENSE									
CLEANING	.81	.75	.61	1.01	90	.88	.83	.66	1.16
REPAIR-MAINT	.88	.86	.63	1.19	90	.94	.88	.69	1.30
UTILITIES	1.28	1.35	1.11	1.59	90	1.35	1.43	1.17	1.74
RDS GNDS SEC	.30	.22	.10	.33	80	.30	.22	.10	.33
ADMINISTRATIVE	.56	.61	.38	.77	90	.56	.61	.38	.77
TOTAL OPER EXP	3.82	3.98	3.34	4.62	90	4.08	4.25	3.52	5.14
FIXED EXPENSES	2.77	2.33	1.92	3.24	88	2.77	2.33	1.92	3.24
TOTAL OPER+FIXED	6.57	6.38	5.25	7.84	90	6.88	6.58	5.50	8.19
LEASING EXP	.92	.30	.07	1.11	59				
TOTAL PAYROLL	.65	.46	.34	.64	79				
TOTAL CONTRACT	1.44	1.46	1.01	1.74	77				

AVG SQFT OFC TEN	6010	84	AVG OFFICE OCCUPANCY	91.7	89
AVG SQFT RET TEN	2083	63	AVG RETAIL OCCUPANCY	87.4	67
AVG SQFT OFC WORK	240	45	AVG RATE YR-END RENT	15.03	64
			RENTABLE GROSS SQFT	.85	40

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.78	70	ADMIN TOTAL	.61	69
PAYROLL	.12	18	PAYROLL	.18	40
CONTRACT	.66	69	MGMT FEES	.43	54
SUP MAT MISC	.05	55	LEGAL FEES	.02	39
TRASH REMOVAL	.03	58	AUDIT FEES	.01	44
			GEN OFC EXP	.04	53
REPR MAINT TOTAL	.86	69	OTHER ADM EXP	.03	44
PAYROLL	.31	55			
ELEVATOR	.17	69	FIXED EXP TOTAL	2.20	70
HVAC	.14	68	REAL ESTATE TAX	2.09	69
ELECTRICAL	.03	61	BUILDING INS	.05	66
STRUCT ROOF	.06	39	PERS PROP TAX	.00	7
PLUMBING	.01	57	OTHER TAXES	.01	15
FIRE LIFE SFTY	.01	29			
OTHER MAINT SUP	.14	66	LEASING EXPENSES	.26	49
			ADV PROMOTION	.01	25
UTILITIES TOTAL	1.35	70	COMM FEES	.14	38
ELECTRIC	1.03	70	TENANT ALTS	.40	36
GAS	.21	60	BUY-OUTS	.10	6
FUEL OIL	.04	7			
PURCH STEAM	.43	11	TOTAL PAYROLL	.46	64
PURCH CH WTR	.00	1	CLEANING	.12	17
COAL			REPAIR MAINT	.30	52
WATER SEWER	.06	58	RDS GROUNDS	.01	6
			SECURITY	.19	22
RDS GNDS SEC TOT	.24	63	ADMINISTRATIVE	.18	40
RDS GNDS TOTAL	.02	41			
RDS GNDS PAYRL	.01	5	TOTAL CONTRACTS	1.50	63
RDS GNDS CONTR	.02	30	CLEANING	.65	63
RDS GNDS OTHER	.02	20	REPAIR MAINT	.30	61
SECURITY TOTAL	.21	63	RDS GROUNDS	.02	32
SEC PAYROLL	.09	26	SECURITY	.16	46
SEC CONTRACTS	.16	48	ADMINISTRATIVE	.43	56
SEC OTHER	.03	26			

CANADIAN PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 79,078 SQ.FT.					79,078 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.80	.74			3	.80	.74		
REPAIR-MAINT	1.81	1.71			3	1.81	1.71		
UTILITIES	1.63	1.78			3	1.63	1.78		
RDS GNDS SEC	.12	.14			2	.12	.14		
ADMINISTRATIVE	.95	.56			3	.95	.56		
TOTAL OPER EXP	5.26	4.69			3	5.26	4.69		
FIXED EXPENSES	4.63	4.79			2	4.63	4.79		
TOTAL OPER+FIXED	9.00	6.91			3	10.55	6.91		
LEASING EXP	.01	.01			1				
TOTAL PAYROLL	.39	.31			2				
TOTAL CONTRACT	1.19	1.25			2				

AVG SQFT OFC TEN	8223	3	AVG OFFICE OCCUPANCY	93.6	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	414	2	AVG RATE YR-END RENT	9.00	1
			RENTABLE GROSS SQFT	.86	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

CANADIAN PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS 809,220 SQ FT					722,883 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	13.57	15.21	8.03	18.46
RETAIL AREA	15.47	15.53			2				
OTHER AREA									
TOTAL RENT	12.94	13.66	10.56	15.67	12				
MISCELLANEOUS	.07	.01	.00	.22	6				
TOTAL INCOME	12.98	13.66	10.71	15.67	12				
EXPENSE									
CLEANING	.98	.98	.79	1.09	12	1.08	1.02	.86	1.30
REPAIR-MAINT	1.11	1.03	.68	1.37	12	1.22	1.04	.74	1.54
UTILITIES	1.54	1.53	1.33	1.68	12	1.68	1.65	1.51	1.84
RDS GNDS SEC	.23	.10	.04	.47	10	.23	.10	.04	.47
ADMINISTRATIVE	.65	.74	.37	.90	12	.65	.74	.37	.90
TOTAL OPER EXP	4.46	4.44	3.89	4.87	12	4.92	4.94	4.10	5.71
FIXED EXPENSES	2.65	2.37	1.93	3.15	12	2.65	2.37	1.93	3.15
TOTAL OPER+FIXED	7.12	7.74	5.89	7.94	12	7.57	7.99	6.01	8.41
LEASING EXP	.94	.39	.20	1.95	9				
TOTAL PAYROLL	.69	.38	.32	.63	10				
TOTAL CONTRACT	1.80	1.74	1.50	2.06	10				

AVG SQFT OFC TEN	2093	10	AVG OFFICE OCCUPANCY	83.6	12
AVG SQFT RET TEN	1877	4	AVG RETAIL OCCUPANCY	83.2	5
AVG SQFT OFC WORK	118	5	AVG RATE YR END RENT	11.06	9
			RENTABLE GROSS SQFT	.83	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.93	10	ADMIN TOTAL	.74	10
PAYROLL	.19	3	PAYROLL	.33	6
CONTRACT	.73	10	MGMT FEES	.35	8
SUP MAT MISC	.05	8	LEGAL FEES	.04	5
TRASH REMOVAL	.04	7	AUDIT FEES	.01	4
			GEN OFC EXP	.03	7
REPR MAINT TOTAL	.74	9	OTHER ADM EXP	.04	7
PAYROLL	.35	4			
ELEVATOR	.13	9	FIXED EXP TOTAL	2.30	10
HVAC	.12	9	REAL ESTATE TAX	2.10	10
ELECTRICAL	.03	9	BUILDING INS	.03	9
STRUCT ROOF	.19	5	PERS PROP TAX	.00	4
PLUMBING	.02	6	OTHER TAXES	.01	3
FIRE LIFE SFTY	.02	4			
OTHER MAINT SUP	.19	9	LEASING EXPENSES	.36	8
			ADV PROMOTION	.05	4
UTILITIES TOTAL	1.53	10	COMM FEES	.13	6
ELECTRIC	1.09	10	TENANT ALTS	.65	6
GAS	.33	8	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.47	3	TOTAL PAYROLL	.38	8
PURCH CH WTR			CLEANING	.11	2
COAL			REPAIR MAINT	.28	3
WATER SEWER	.07	7	RDS GROUNDS	.01	1
			SECURITY		
RDS GNDS SEC TOT	.10	9	ADMINISTRATIVE	.33	6
RDS GNDS TOTAL	.02	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.74	8
RDS GNDS CONTR	.02	4	CLEANING	.76	8
RDS GNDS OTHER			REPAIR MAINT	.42	8
SECURITY TOTAL	.10	9	RDS GROUNDS	.03	5
SEC PAYROLL	.05	2	SECURITY	.18	6
SEC CONTRACTS	.15	7	ADMINISTRATIVE	.36	7
SEC OTHER	.05	3			

CANADIAN PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	42 BLDS 7,547,573 SQ FT					7,074,883 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					37	12.77	12.00	10.12	15.77
RETAIL AREA	12.35	14.26	8.47	18.40	25				
OTHER AREA	6.95	5.29	2.64	7.47	15				
TOTAL RENT	12.83	12.00	10.42	14.79	40				
MISCELLANEOUS	.16	.06	.02	.13	23				
TOTAL INCOME	12.92	12.01	10.62	15.21	40				
EXPENSE									
CLEANING	.75	.72	.56	.92	42	.80	.76	.58	.95
REPAIR MAINT	.90	.84	.59	1.19	42	.94	.86	.63	1.27
UTILITIES	1.42	1.36	1.20	1.61	42	1.49	1.40	1.20	1.72
RDS GNDS SEC	.21	.21	.08	.28	36	.21	.21	.08	.28
ADMINISTRATIVE	.59	.60	.43	.74	42	.59	.60	.43	.74
TOTAL OPER EXP	3.84	3.85	3.25	4.61	42	4.05	4.03	3.34	5.08
FIXED EXPENSES	2.53	2.09	1.85	3.04	41	2.53	2.08	1.85	3.04
TOTAL OPER+FIXED	6.30	6.29	5.21	7.66	42	6.64	6.43	5.32	7.90
LEASING EXP	.77	.27	.11	.89	30				
TOTAL PAYROLL	.45	.45	.34	.53	36				
TOTAL CONTRACT	1.42	1.44	.99	1.89	35				

AVG SQFT OFC TEN	6107	39	AVG OFFICE OCCUPANCY	88.4	42
AVG SQFT RET TEN	1938	29	AVG RETAIL OCCUPANCY	82.4	30
AVG SQFT OFC WORK	201	22	AVG RATE YR-END RENT	14.51	30
			RENTABLE GROSS SQFT	.87	18

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.74	31	ADMIN TOTAL	.64	30
PAYROLL	.12	7	PAYROLL	.24	15
CONTRACT	.64	30	MGMT FEES	.42	25
SUP MAT MISC	.07	22	LEGAL FEES	.01	18
TRASH REMOVAL	.04	24	AUDIT FEES	.01	20
			GEN OFC EXP	.04	21
REPR MAINT TOTAL	.86	31	OTHER ADM EXP	.03	16
PAYROLL	.26	24			
ELEVATOR	.19	31	FIXED EXP TOTAL	1.99	31
HVAC	.18	30	REAL ESTATE TAX	1.95	31
ELECTRICAL	.04	27	BUILDING INS	.05	30
STRUCT ROOF	.01	15	PERS PROP TAX	.02	3
PLUMBING	.01	24	OTHER TAXES	.01	7
FIRE LIFE SFTY	.02	14			
OTHER MAINT SUP	.14	28	LEASING EXPENSES	.27	24
			ADV PROMOTION	.01	11
UTILITIES TOTAL	1.37	31	COMM FEES	.15	20
ELECTRIC	1.07	31	TENANT ALTS	.43	17
GAS	.23	28	BUY-OUTS	.10	3
FUEL OIL	.09	6			
PURCH STEAM	.56	3	TOTAL PAYROLL	.45	28
PURCH CH WTR	.00	1	CLEANING	.13	7
COAL			REPAIR MAINT	.26	22
WATER SEWER	.07	25	RDS GROUNDS	.06	2
			SECURITY	.16	6
RDS GNDS SEC TOT	.21	26	ADMINISTRATIVE	.24	15
RDS GNDS TOTAL	.02	18			
RDS GNDS PAYRL	.06	2	TOTAL CONTRACTS	1.46	28
RDS GNDS CONTR	.02	14	CLEANING	.62	28
RDS GNDS OTHER	.01	6	REPAIR MAINT	.31	26
SECURITY TOTAL	.20	26	RDS GROUNDS	.02	14
SEC PAYROLL	.16	6	SECURITY	.13	20
SEC CONTRACTS	.16	22	ADMINISTRATIVE	.43	24
SEC OTHER	.03	7			

CANADIAN PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS 6,381,808 SQ FT					5,707,533 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					14	13.23	12.52	9.35	15.36
RETAIL AREA	20.19	22.21	7.86	26.70	13				
OTHER AREA	8.43	4.68	.68	13.24	8				
TOTAL RENT	13.80	12.06	10.82	17.77	15				
MISCELLANEOUS	.51	.08	.01	1.01	9				
TOTAL INCOME	14.09	12.07	10.90	17.77	15				
EXPENSE									
CLEANING	1.01	.78	.69	1.16	15	1.12	.96	.77	1.27
REPAIR MAINT	.82	.72	.62	1.05	15	.88	.83	.71	1.05
UTILITIES	1.20	1.14	1.00	1.46	15	1.29	1.23	1.03	1.66
RDS GNDS SEC	.36	.35	.22	.45	14	.36	.35	.22	.45
ADMINISTRATIVE	.61	.61	.36	.78	15	.61	.61	.36	.78
TOTAL OPER EXP	3.98	3.92	3.47	4.61	15	4.35	4.25	3.67	5.05
FIXED EXPENSES	2.75	2.77	2.11	3.27	15	2.75	2.77	2.11	3.27
TOTAL OPER+FIXED	6.73	6.25	5.57	7.79	15	7.09	6.72	5.76	8.62
LEASING EXP	1.29	.28	.04	2.76	10				
TOTAL PAYROLL	.80	.65	.45	.81	14				
TOTAL CONTRACT	1.29	1.06	.84	1.53	13				

AVG SQFT OFC TEN	2686	14	AVG OFFICE OCCUPANCY	89.2	14
AVG SQFT RET TEN	2084	12	AVG RETAIL OCCUPANCY	89.0	13
AVG SQFT OFC WORK	271	8	AVG RATE YR END RENT	16.97	11
			RENTABLE GROSS SQFT	.83	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.94	11
PAYROLL	1.17	2
CONTRACT	.69	11
SUP MAT MISC	.06	8
TRASH REMOVAL	.03	9
REPR MAINT TOTAL	.72	11
PAYROLL	.31	9
ELEVATOR	.16	11
HVAC	.12	11
ELECTRICAL	.02	9
STRUCT ROOF	.04	10
PLUMBING	.01	10
FIRE LIFE SFTY	.01	4
OTHER MAINT SUP	.12	11
UTILITIES TOTAL	1.14	11
ELECTRIC	.89	11
GAS	.15	8
FUEL OIL	.00	1
PURCH STEAM	.43	1
PURCH CH WTR		
COAL		
WATER SEWER	.05	10
RDS GNDS SEC TOT	.36	10
RDS GNDS TOTAL	.02	7
RDS GNDS PAYRL	.15	1
RDS GNDS CONTR	.01	4
RDS GNDS OTHER	.05	5
SECURITY TOTAL	.34	10
SEC PAYROLL	.05	9
SEC CONTRACTS	.16	8
SEC OTHER	.06	3

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.47	11
PAYROLL	.13	8
MGMT FEES	.45	7
LEGAL FEES	.02	5
AUDIT FEES	.01	6
GEN OFC EXP	.03	8
OTHER ADM EXP	.05	7
FIXED EXP TOTAL	2.77	11
REAL ESTATE TAX	2.73	11
BUILDING INS	.04	11
PERS PROP TAX		
OTHER TAXES	.01	2
LEASING EXPENSES	.23	7
ADV PROMOTION	.00	3
COMM FEES	.07	6
TENANT ALTS	.09	5
BUY-OUTS	.33	1
TOTAL PAYROLL	.65	10
CLEANING	1.17	2
REPAIR MAINT	.31	9
RDS GROUNDS	.15	1
SECURITY	.14	8
ADMINISTRATIVE	.13	8
TOTAL CONTRACTS	1.06	9
CLEANING	.65	9
REPAIR MAINT	.26	9
RDS GROUNDS	.01	4
SECURITY	.16	7
ADMINISTRATIVE	.38	7

CANADIAN PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 3,888,237 SQ FT					3,584,427 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	22.73	24.20		
RETAIL AREA	18.44	18.48			3				
OTHER AREA	3.59	3.63			3				
TOTAL RENT	21.48	22.71			3				
MISCELLANEOUS	.25	.33			2				
TOTAL INCOME	21.87	23.29			3				
EXPENSE									
CLEANING	.63	.64	.57	.79	4	.69	.73	.62	.87
REPAIR MAINT	.78	.76	.57	1.22	4	.82	.80	.60	1.32
UTILITIES	1.00	1.08	.86	1.35	4	1.03	1.14	.88	1.43
RDS GNDS SEC	.24	.26	.21	.31	4	.24	.26	.21	.31
ADMINISTRATIVE	.46	.41	.18	.67	4	.46	.41	.18	.67
TOTAL OPER EXP	3.12	3.01	2.69	4.03	4	3.30	3.24	2.80	4.41
FIXED EXPENSES	2.11	2.06	1.99	2.30	4	2.11	2.06	1.99	2.30
TOTAL OPER+FIXED	5.23	5.00	4.75	6.26	4	5.41	5.23	4.86	6.64
LEASING EXP	.04	.04			1				
TOTAL PAYROLL	.64	.40			3				
TOTAL CONTRACT	1.38	1.58			3				

AVG SQFT OFC TEN	88959	4	AVG OFFICE OCCUPANCY	96.8	4
AVG SQFT RET TEN	3168	4	AVG RETAIL OCCUPANCY	97.3	4
AVG SQFT OFC WORK	490	2	AVG RATE YR-END RENT	20.00	3
			RENTABLE GROSS SQFT	.83	4

COMPONENT COSTS- TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.66	3
PAYROLL	.04	2
CONTRACT	.64	3
SUP MAT MISC	.02	2
TRASH REMOVAL	.01	3
REPR MAINT TOTAL	.60	3
PAYROLL	.26	3
ELEVATOR	.23	3
HVAC	.05	3
ELECTRICAL	.01	3
STRUCT ROOF		
PLUMBING	.00	2
FIRE LIFE SFTY	.01	2
OTHER MAINT SUP	.03	3
UTILITIES TOTAL	.96	3
ELECTRIC	.72	3
GAS	.17	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.08	3
RDS GNDS SEC TOT	.24	3
RDS GNDS TOTAL	.03	3
RDS GNDS PAYRL	.00	2
RDS GNDS CONTR	.01	1
RDS GNDS OTHER	.10	2
SECURITY TOTAL	.23	3
SEC PAYROLL	.29	1
SEC CONTRACTS	.23	1
SEC OTHER	.01	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.62	3
PAYROLL	.10	3
MGMT FEES	.53	1
LEGAL FEES	.01	3
AUDIT FEES	.00	3
GEN OFC EXP	.13	3
OTHER ADM EXP	.04	2
FIXED EXP TOTAL	2.07	3
REAL ESTATE TAX	2.04	2
BUILDING INS	.04	1
PERS PROP TAX		
OTHER TAXES	2.52	1
LEASING EXPENSES	.04	1
ADV PROMOTION	.01	1
COMM FEES		
TENANT ALTS	.03	1
BUY-OUTS		
TOTAL PAYROLL	.40	3
CLEANING	.04	2
REPAIR MAINT	.26	3
RDS GROUNDS	.00	2
SECURITY	.23	2
ADMINISTRATIVE	.10	3
TOTAL CONTRACTS	1.58	3
CLEANING	.64	3
REPAIR MAINT	.34	3
RDS GROUNDS	.02	2
SECURITY	.23	1
ADMINISTRATIVE	.25	3

CANADIAN PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS 3,831,985 SQ.FT.					3,536,368 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					12	11.77	10.73	7.37	13.88
RETAIL AREA	12.37	12.49			5				
OTHER AREA	7.86	4.98			3				
TOTAL RENT	12.73	12.32	8.10	13.51	15				
MISCELLANEOUS	2.49	.17	.00	2.04	9				
TOTAL INCOME	13.53	12.37	9.39	15.50	15				
EXPENSE									
CLEANING	.90	.82	.63	1.11	18	.97	.88	.69	1.11
REPAIR-MAINT	1.13	.91	.74	1.94	18	1.22	.97	.81	1.99
UTILITIES	1.50	1.46	1.30	1.73	18	1.58	1.52	1.33	1.82
RDS GNDS SEC	.41	.42	.23	.58	18	.41	.42	.23	.58
ADMINISTRATIVE	.54	.60	.32	.73	17	.54	.60	.32	.73
TOTAL OPER EXP	4.44	4.38	3.85	5.46	18	4.76	4.57	4.00	5.52
FIXED EXPENSES	2.61	1.97	1.30	3.33	18	2.61	1.97	1.30	3.33
TOTAL OPER+FIXED	7.05	6.61	5.12	8.47	18	7.36	6.87	5.39	8.47
LEASING EXP	.26	.29	.05	.94	7				
TOTAL PAYROLL	1.14	.82	.50	1.56	15				
TOTAL CONTRACT	1.18	1.15	.78	1.87	15				

AVG SQFT OFC TEN	14874	17	AVG OFFICE OCCUPANCY	94.5	18
AVG SQFT RET TEN	2306	8	AVG RETAIL OCCUPANCY	89.5	9
AVG SQFT OFC WORK	209	13	AVG RATE YR-END RENT	14.38	15
			RENTABLE GROSS SQFT	.75	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.01	13	ADMIN TOTAL	.40	12
PAYROLL	1.06	4	PAYROLL	.12	3
CONTRACT	.68	12	MGMT FEES	.28	11
SUP MAT MISC	.08	11	LEGAL FEES	.03	4
TRASH REMOVAL	.05	9	AUDIT FEES	.01	8
			GEN OFC EXP	.01	11
REPR MAINT TOTAL	1.01	13	OTHER ADM EXP	.02	9
PAYROLL	.59	12			
ELEVATOR	.10	13	FIXED EXP TOTAL	1.93	13
HVAC	.14	12	REAL ESTATE TAX	1.87	13
ELECTRICAL	.09	11	BUILDING INS	.07	12
STRUCT ROOF	.04	5	PERS PROP TAX	.24	4
PLUMBING	.02	11	OTHER TAXES	.03	4
FIRE LIFE SFTY	.03	8			
OTHER MAINT SUP	.28	10	LEASING EXPENSES	.29	7
			ADV PROMOTION	.02	4
UTILITIES TOTAL	1.47	13	COMM FEES	.05	7
ELECTRIC	1.24	13	TENANT ALTS	.19	6
GAS	.23	6	BUY-OUTS		
FUEL OIL	.01	3			
PURCH STEAM			TOTAL PAYROLL	1.32	11
PURCH CH WTR			CLEANING	1.06	4
COAL			REPAIR MAINT	.70	11
WATER SEWER	.06	9	RDS GROUNDS	.08	5
			SECURITY		
RDS GNDS SEC TOT	.38	13	ADMINISTRATIVE	.91	2
RDS GNDS TOTAL	.16	10			
RDS GNDS PAYRL	.08	5	TOTAL CONTRACTS	1.25	11
RDS GNDS CONTR	.10	9	CLEANING	.68	10
RDS GNDS OTHER	.02	6	REPAIR MAINT	.17	11
SECURITY TOTAL	.27	10	RDS GROUNDS	.10	7
SEC PAYROLL	.19	2	SECURITY	.27	8
SEC CONTRACTS	.22	9	ADMINISTRATIVE	.28	9
SEC OTHER	.01	2			

CANADIAN PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 240,453 SQ.FT.					188,388 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3.02	1.07			3	3.85	1.07		
REPAIR-MAINT	3.15	2.09			3	4.02	2.09		
UTILITIES	2.43	1.66			3	3.10	1.66		
RDS GNDS SEC	.59	.49			3	.59	.49		
ADMINISTRATIVE	.99	.67			3	.99	.67		
TOTAL OPER EXP	10.17	5.98			3	12.98	5.98		
FIXED EXPENSES	3.17	2.57			3	3.17	2.57		
TOTAL OPER+FIXED	13.34	8.56			3	16.16	8.56		
LEASING EXP	.93	.94			2				
TOTAL PAYROLL	11.31	11.31			1				
TOTAL CONTRACT	1.25	1.25			1				

AVG SQFT OFC TEN	5849	2	AVG OFFICE OCCUPANCY	89.5	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	62	3	AVG RATE YR-END RENT	14.75	2
			RENTABLE GROSS SQFT	.97	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.07	3	ADMIN TOTAL	.87	3
PAYROLL	5.97	1	PAYROLL	.91	2
CONTRACT	.69	2	MGMT FEES	.40	2
SUP MAT MISC	.28	2	LEGAL FEES	.03	2
TRASH REMOVAL	.04	2	AUDIT FEES	.01	2
			GEN OFC EXP	.01	3
REPR MAINT TOTAL	2.09	3	OTHER ADM EXP	.00	1
PAYROLL	2.02	2			
ELEVATOR	.16	3	FIXED EXP TOTAL	2.57	3
HVAC	.34	2	REAL ESTATE TAX	2.48	3
ELECTRICAL	.13	2	BUILDING INS	.08	3
STRUCT ROOF	.01	1	PERS PROP TAX		
PLUMBING	.03	2	OTHER TAXES		
FIRE LIFE SFTY	.03	1			
OTHER MAINT SUP	.89	3	LEASING EXPENSES	.94	2
			ADV PROMOTION		
UTILITIES TOTAL	1.66	3	COMM/FEES	.42	2
ELECTRIC	1.22	3	TENANT ALTS	.52	2
GAS	.34	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	11.31	1
PURCH CH WTR			CLEANING	5.97	1
COAL			REPAIR MAINT	3.57	1
WATER SEWER	.06	3	RDS GROUNDS	.07	1
			SECURITY		
RDS GNDS SEC TOT	.49	3	ADMINISTRATIVE	1.70	1
RDS GNDS TOTAL	.07	3			
RDS GNDS PAYRL	.07	1	TOTAL CONTRACTS	1.25	1
RDS GNDS CONTR	.09	2	CLEANING		
RDS GNDS OTHER			REPAIR MAINT	.32	1
SECURITY TOTAL	.37	3	RDS GROUNDS		
SEC PAYROLL	.37	1	SECURITY	.93	1
SEC CONTRACTS	.48	2	ADMINISTRATIVE		
SEC OTHER					

CANADIAN PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 1,892,787 SQ.FT.					1,824,759 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	9.76	7.93	7.37	11.28
RETAIL AREA	14.99	14.01			2				
OTHER AREA	8.70	10.51			2				
TOTAL RENT	11.59	10.22	7.60	15.14	6				
MISCELLANEOUS	3.86	2.04			3				
TOTAL INCOME	13.44	13.74	8.09	16.16	6				
EXPENSE									
CLEANING	.80	.82	.61	1.02	8	.82	.85	.65	1.05
REPAIR-MAINT	1.17	.98	.69	1.98	8	1.20	1.01	.72	2.03
UTILITIES	1.55	1.46	1.35	1.66	8	1.58	1.49	1.35	1.74
RDS GNDS SEC	.53	.47	.36	.72	8	.53	.47	.36	.72
ADMINISTRATIVE	.56	.60	.12	.72	7	.56	.60	.12	.72
TOTAL OPER EXP	4.53	4.38	4.12	5.33	8	4.66	4.64	4.25	5.43
FIXED EXPENSES	2.83	2.33	1.20	3.82	8	2.83	2.33	1.20	3.82
TOTAL OPER+FIXED	7.36	6.74	5.66	8.49	8	7.49	6.87	5.92	8.60
LEASING EXP	.04	.04			1				
TOTAL PAYROLL	.96	.82	.45	1.51	7				
TOTAL CONTRACT	1.45	1.15	.60	2.17	7				

AVG SQFT OFC TEN	16369	8	AVG OFFICE OCCUPANCY	92.4	8
AVG SQFT RET TEN	5252	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	263	6	AVG RATE YR END RENT	14.68	7
			RENTABLE GROSS SQFT	.52	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.02	4	ADMIN TOTAL	.12	3
PAYROLL	.95	1	PAYROLL		
CONTRACT	.72	4	MGMT FEES	.10	3
SUP MAT MISC	.13	3	LEGAL FEES		
TRASH REMOVAL	.06	2	AUDIT FEES	.00	1
			GEN OFC EXP	.01	3
REPR MAINT TOTAL	1.98	4	OTHER ADM EXP	.01	3
PAYROLL	1.34	4			
ELEVATOR	.07	4	FIXED EXP TOTAL	2.19	4
HVAC	.22	4	REAL ESTATE TAX	1.97	4
ELECTRICAL	.10	3	BUILDING INS	.06	3
STRUCT ROOF	.04	3	PERS PROP TAX	.40	3
PLUMBING	.02	4	OTHER TAXES		
FIRE LIFE SFTY	.02	4			
OTHER MAINT SUP	.33	2	LEASING EXPENSES	.04	1
			ADV PROMOTION	.02	1
UTILITIES TOTAL	1.48	4	COMM FEES	.02	1
ELECTRIC	1.34	4	TENANT ALTS		
GAS	.11	2	BUY-OUTS		
FUEL OIL	.01	3			
PURCH STEAM			TOTAL PAYROLL	1.41	4
PURCH CH WTR			CLEANING	.95	1
COAL			REPAIR MAINT	1.34	4
WATER SEWER	.08	2	RDS GROUNDS	.23	2
			SECURITY		
RDS GNDS SEC TOT	.61	4	ADMINISTRATIVE		
RDS GNDS TOTAL	.41	4			
RDS GNDS PAYRL	.23	2	TOTAL CONTRACTS	1.63	4
RDS GNDS CONTR	.16	4	CLEANING	.72	4
RDS GNDS OTHER	.03	3	REPAIR MAINT	.20	4
SECURITY TOTAL	.31	3	RDS GROUNDS	.15	4
SEC PAYROLL			SECURITY	.31	3
SEC CONTRACTS	.31	3	ADMINISTRATIVE	.10	3
SEC OTHER	.01	1			

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA 42 BLDS 13,609,039 SQ.FT.					TOTAL OFFICE RENTABLE AREA 12,515,589 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					34	15.93	14.24	10.04	17.54
RETAIL AREA	20.94	17.08	12.23	24.86	23				
OTHER AREA	6.59	3.85	2.31	5.98	15				
TOTAL RENT	15.67	14.14	11.14	16.87	37				
MISCELLANEOUS	.64	.07	.01	.54	19				
TOTAL INCOME	15.97	14.44	11.48	16.89	37				
EXPENSE									
CLEANING	.73	.73	.59	.91	42	.78	.77	.62	.99
REPAIR-MAINT	.81	.74	.63	1.02	42	.86	.82	.66	1.06
UTILITIES	1.25	1.30	1.07	1.64	42	1.30	1.39	1.13	1.70
RDS GNDS SEC	.31	.25	.14	.40	41	.31	.25	.14	.40
ADMINISTRATIVE	.58	.66	.43	.75	41	.58	.66	.43	.75
TOTAL OPER EXP	3.65	3.92	3.34	4.44	42	3.89	4.08	3.37	5.13
FIXED EXPENSES	2.57	2.47	1.96	3.33	41	2.57	2.47	1.96	3.33
TOTAL OPER+FIXED	6.17	6.26	5.24	7.94	42	6.48	6.41	5.26	8.30
LEASING EXP	.90	.23	.11	1.49	24				
TOTAL PAYROLL	.62	.46	.34	.65	40				
TOTAL CONTRACT	1.33	1.43	.92	1.86	38				

AVG SQFT OFC TEN	4952	42	AVG OFFICE OCCUPANCY	91.2	42
AVG SQFT RET TEN	2004	29	AVG RETAIL OCCUPANCY	88.5	31
AVG SQFT OFC WORK	277	25	AVG RATE YR END RENT	15.28	33
			RENTABLE GROSS SQFT	.82	22

COMPONENT COSTS -TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.76	28
PAYROLL	.07	10
CONTRACT	.64	28
SUP MAT MISC	.07	21
TRASH REMOVAL	.03	24
REPR MAINT TOTAL	.74	28
PAYROLL	.29	22
ELEVATOR	.17	28
HVAC	.13	28
ELECTRICAL	.03	26
STRUCT ROOF	.05	13
PLUMBING	.01	25
FIRE LIFE SFTY	.01	16
OTHER MAINT SUP	.11	26
UTILITIES TOTAL	1.29	28
ELECTRIC	.99	28
GAS	.23	22
FUEL OIL	.00	3
PURCH STEAM	.40	2
PURCH CH WTR		
COAL		
WATER SEWER	.06	25
RDS GNDS SEC TOT	.25	27
RDS GNDS TOTAL	.03	23
RDS GNDS PAYRL	.01	5
RDS GNDS CONTR	.03	17
RDS. GNDS OTHER	.02	10
SECURITY TOTAL	.26	26
SEC PAYROLL	.08	8
SEC CONTRACTS	.24	19
SEC OTHER	.02	8

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.62	27
PAYROLL	.16	18
MGMT FEES	.37	21
LEGAL FEES	.02	15
AUDIT FEES	.01	19
GEN OFC EXP	.04	22
OTHER ADM EXP	.04	19
FIXED EXP TOTAL	2.14	28
REAL ESTATE TAX	2.05	27
BUILDING INS	.05	26
PERS PROP TAX	.01	6
OTHER TAXES	.01	7
LEASING EXPENSES	.22	17
ADV PROMOTION	.01	6
COMM. FEES	.13	15
TENANT ALTS	.17	12
BUY-OUTS	.24	2
TOTAL PAYROLL	.45	27
CLEANING	.07	10
REPAIR MAINT	.29	22
RDS GROUNDS	.01	6
SECURITY	.13	8
ADMINISTRATIVE	.16	18
TOTAL CONTRACTS	1.59	26
CLEANING	.64	26
REPAIR MAINT	.32	26
RDS GROUNDS	.03	17
SECURITY	.26	16
ADMINISTRATIVE	.38	24

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA 6 BLDS 406,019 SQ.FT.					TOTAL OFFICE RENTABLE AREA 364,584 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	14.11	15.21	6.87	20.97
RETAIL AREA	15.40	15.40			1				
OTHER AREA									
TOTAL RENT	13.00	14.29	7.40	16.90	6				
MISCELLANEOUS	.01	.01	.00	.01	4				
TOTAL INCOME	13.01	14.30	7.41	16.90	6				
EXPENSE									
CLEANING	.86	.91	.51	1.12	6	.94	.95	.55	1.35
REPAIR MAINT	.75	.70	.57	.97	6	.82	.74	.67	1.01
UTILITIES	1.46	1.43	1.23	1.68	6	1.59	1.60	1.36	1.79
RDS GNDS SEC	.31	.21	.04	.67	6	.31	.21	.04	.67
ADMINISTRATIVE	.68	.74	.38	.94	6	.68	.74	.38	.94
TOTAL OPER EXP	4.06	4.10	3.23	4.77	6	4.45	4.66	3.45	5.35
FIXED EXPENSES	2.89	2.57	1.80	4.22	6	2.89	2.57	1.80	4.22
TOTAL OPER+FIXED	6.95	7.14	5.03	8.53	6	7.35	7.23	5.25	9.56
LEASING EXP	.84	.67	.24	1.45	4				
TOTAL PAYROLL	.30	.32	.17	.42	5				
TOTAL CONTRACT	1.98	1.72	1.62	2.51	5				

AVG SQFT OFC TEN	3135	6	AVG OFFICE OCCUPANCY	84.3	6
AVG SQFT RET TEN	1479	2	AVG RETAIL OCCUPANCY	56.2	2
AVG SQFT OFC WORK	123	3	AVG RATE YR-END RENT	12.38	4
			RENTABLE GROSS SQFT	.83	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	5
PAYROLL	.11	2
CONTRACT	.75	5
SUP MAT MISC	.05	5
TRASH REMOVAL	.02	5
REPR MAINT TOTAL	.67	5
PAYROLL	.28	1
ELEVATOR	.10	5
HVAC	.12	5
ELECTRICAL	.03	5
STRUCT ROOF	.18	2
PLUMBING	.01	5
FIRE LIFE SFTY	.01	2
OTHER MAINT SUP	.14	5
UTILITIES TOTAL	1.30	5
ELECTRIC	.93	5
GAS	.34	3
FUEL OIL		
PURCH STEAM	.24	1
PURCH CH WTR		
COAL		
WATER SEWER	.03	4
RDS GNDS SEC TOT	.32	5
RDS GNDS TOTAL	.04	4
RDS GNDS PAYRL		
RDS GNDS CONTR	.04	4
RDS GNDS OTHER		
SECURITY TOTAL	.27	5
SEC PAYROLL	.01	1
SEC CONTRACTS	.29	4
SEC OTHER	.05	3

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.73	5
PAYROLL	.32	3
MGMT FEES	.31	4
LEGAL FEES	.03	4
AUDIT FEES	.01	3
GEN OFC EXP	.02	4
OTHER ADM EXP	.05	4
FIXED EXP TOTAL	2.23	5
REAL ESTATE TAX	2.02	5
BUILDING INS	.04	5
PERS PROP TAX	.00	2
OTHER TAXES	.89	2
LEASING EXPENSES	.34	3
ADV PROMOTION	.00	1
COMM FEES	.27	3
TENANT ALTS	.14	2
BUY-OUTS		
TOTAL PAYROLL	.33	4
CLEANING	.11	2
REPAIR MAINT	.28	1
RDS GROUNDS	.01	1
SECURITY		
ADMINISTRATIVE	.32	3
TOTAL CONTRACTS	1.68	4
CLEANING	.80	4
REPAIR MAINT	.31	4
RDS GROUNDS	.03	3
SECURITY	.32	3
ADMINISTRATIVE	.32	4

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS 4,306,834 SQ.FT.					4,116,634 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					18	12.99	12.85	9.82	15.77
RETAIL AREA	14.08	14.26	10.06	17.08	11				
OTHER AREA	4.23	3.12	2.32	5.36	6				
TOTAL RENT	13.06	12.85	9.77	15.38	18				
MISCELLANEOUS	1.92	.17	.05	2.22	9				
TOTAL INCOME	13.89	13.69	11.35	16.36	18				
EXPENSE									
CLEANING	.71	.69	.53	.87	22	.73	.71	.55	.95
REPAIR-MAINT	.87	.78	.62	1.14	22	.91	.82	.64	1.18
UTILITIES	1.50	1.36	1.20	1.78	22	1.54	1.38	1.20	1.88
RDS GNDS SEC	.33	.24	.14	.37	22	.33	.24	.14	.37
ADMINISTRATIVE	.64	.66	.51	.79	21	.64	.66	.51	.79
TOTAL OPER EXP	4.01	3.98	3.34	4.52	22	4.15	4.03	3.40	4.87
FIXED EXPENSES	2.81	2.20	1.84	3.72	21	2.81	2.20	1.84	3.72
TOTAL OPER+FIXED	6.68	6.18	5.19	8.31	22	7.07	6.38	5.24	8.37
LEASING EXP	.96	.22	.11	1.71	14				
TOTAL PAYROLL	.49	.45	.34	.55	21				
TOTAL CONTRACT	1.53	1.44	.94	2.14	20				

AVG SQFT OFC TEN	7934	22	AVG OFFICE OCCUPANCY	89.2	22
AVG SQFT RET TEN	2902	15	AVG RETAIL OCCUPANCY	93.9	15
AVG SQFT OFC WORK	218	13	AVG RATE YR-END RENT	13.78	17
			RENTABLE GROSS SQFT	.74	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.78	14	ADMIN TOTAL	.70	13
PAYROLL	.09	4	PAYROLL	.21	7
CONTRACT	.63	14	MGMT FEES	.40	12
SUP MAT MISC	.07	11	LEGAL FEES	.03	6
TRASH REMOVAL	.04	13	AUDIT FEES	.01	9
			GEN OFC EXP	.04	11
REPR MAINT TOTAL	.84	14	OTHER ADM EXP	.04	8
PAYROLL	.30	12			
ELEVATOR	.19	14	FIXED EXP TOTAL	2.14	14
HVAC	.17	14	REAL ESTATE TAX	2.08	14
ELECTRICAL	.04	13	BUILDING INS	.06	14
STRUCT ROOF	.01	6	PERS PROP TAX	1.31	3
PLUMBING	.01	13	OTHER TAXES	.01	2
FIRE LIFE SFTY	.01	8			
OTHER MAINT SUP	.13	13	LEASING EXPENSES	.22	11
			ADV PROMOTION	.01	4
UTILITIES TOTAL	1.37	14	COMM FEES	.07	10
ELECTRIC	1.07	14	TENANT ALTS	.32	8
GAS	.26	12	BUY-OUTS	.24	2
FUEL OIL	.00	3			
PURCH STEAM	.56	1	TOTAL PAYROLL	.44	14
PURCH CH WTR			CLEANING	.09	4
COAL			REPAIR MAINT	.30	12
WATER SEWER	.07	13	RDS GROUNDS	.06	2
			SECURITY	.08	2
RDS GNDS SEC TOT	.21	14	ADMINISTRATIVE	.21	7
RDS GNDS TOTAL	.03	12			
RDS GNDS PAYRL	.06	2	TOTAL CONTRACTS	1.54	14
RDS. GNDS CONTR	.03	10	CLEANING	.63	14
RDS GNDS OTHER	.01	4	REPAIR MAINT	.29	14
SECURITY TOTAL	.20	14	RDS GROUNDS	.03	10
SEC PAYROLL	.08	2	SECURITY	.23	12
SEC CONTRACTS	.23	12	ADMINISTRATIVE	.43	12
SEC OTHER	.01	2			

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 4,784,916 SQ.FT.					4,217,644 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	14.23	14.21	10.04	19.00
RETAIL AREA	23.51	22.64	12.35	27.34	9				
OTHER AREA	8.45	5.50	.58	20.05	7				
TOTAL RENT	15.00	14.52	11.14	18.99	10				
MISCELLANEOUS	.04	.05	.01	.06	4				
TOTAL INCOME	15.02	14.56	11.15	19.03	10				
EXPENSE									
CLEANING	.80	.74	.63	1.09	10	.90	.89	.66	1.17
REPAIR-MAINT	.81	.77	.69	.99	10	.87	.86	.72	1.12
UTILITIES	1.24	1.24	.83	1.65	10	1.32	1.37	.86	1.69
RDS GNDS SEC	.37	.40	.26	.45	9	.37	.40	.26	.45
ADMINISTRATIVE	.63	.66	.34	.80	10	.63	.66	.34	.80
TOTAL OPER EXP	3.81	3.73	3.46	4.62	10	4.18	4.25	3.55	5.05
FIXED EXPENSES	2.73	2.80	2.10	3.24	10	2.73	2.80	2.10	3.24
TOTAL OPER+FIXED	6.54	6.39	5.54	7.77	10	6.91	6.91	5.67	8.33
LEASING EXP	1.47	.23	.03	3.94	5				
TOTAL PAYROLL	.72	.65	.47	.83	10				
TOTAL CONTRACT	1.15	1.04	.84	1.36	9				

AVG SQFT OFC TEN	2170	10	AVG OFFICE OCCUPANCY	88.1	10
AVG SQFT RET TEN	1618	9	AVG RETAIL OCCUPANCY	84.9	10
AVG SQFT OFC WORK	292	6	AVG RATE YR-END RENT	17.36	10
			RENTABLE GROSS SQFT	.84	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.78	5	ADMIN TOTAL	.36	5
PAYROLL	.94	1	PAYROLL	.14	4
CONTRACT	.69	5	MGMT FEES	.45	3
SUP MAT MISC	.06	2	LEGAL FEES	.01	2
TRASH REMOVAL	.03	3	AUDIT FEES	.01	3
			GEN OFC EXP	.07	3
REPR MAINT TOTAL	.72	5	OTHER ADM EXP	.07	4
PAYROLL	.31	5			
ELEVATOR	.17	5	FIXED EXP TOTAL	2.77	5
HVAC	.15	5	REAL ESTATE TAX	2.73	5
ELECTRICAL	.02	4	BUILDING INS	.03	5
STRUCT ROOF	.05	4	PERS PROP TAX		
PLUMBING	.01	4	OTHER TAXES	.00	1
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.06	5	LEASING EXPENSES	.12	2
			ADV PROMOTION		
UTILITIES TOTAL	1.19	5	COMM FEES	.11	2
ELECTRIC	.93	5	TENANT ALTS	.01	1
GAS	.11	4	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.65	5
PURCH CH WTR			CLEANING	.94	1
COAL			REPAIR MAINT	.31	5
WATER SEWER	.05	5	RDS GROUNDS		
			SECURITY	.20	4
RDS. GNDS SEC TOT	.42	4	ADMINISTRATIVE	.14	4
RDS GNDS TOTAL	.05	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.05	4
RDS GNDS CONTR	.02	1	CLEANING	.62	4
RDS GNDS OTHER	.05	3	REPAIR MAINT	.32	4
SECURITY TOTAL	.39	4	RDS GROUNDS	.07	1
SEC PAYROLL	.20	4	SECURITY	.18	2
SEC CONTRACTS	.29	2	ADMINISTRATIVE	.19	4
SEC OTHER	.04	1			

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 4,111,270 SQ.FT.					3,816,727 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	22.36	24.20		
RETAIL AREA	18.64	18.92			2				
OTHER AREA	3.57	3.62			2				
TOTAL RENT	20.87	22.71			3				
MISCELLANEOUS	.25	.33			2				
TOTAL INCOME	21.04	23.29			3				
EXPENSE									
CLEANING	.64	.67	.56	.79	4	.69	.73	.62	.88
REPAIR-MAINT	.75	.67	.57	1.13	4	.80	.73	.60	1.25
UTILITIES	.97	.99	.86	1.25	4	1.01	1.05	.88	1.35
RDS GNDS SEC	.21	.21	.15	.28	4	.21	.21	.15	.28
ADMINISTRATIVE	.46	.43	.22	.67	4	.46	.43	.22	.67
TOTAL OPER EXP	3.04	2.80	2.66	3.85	4	3.23	3.02	2.80	4.19
FIXED EXPENSES	2.10	2.06	1.99	2.30	4	2.10	2.06	1.99	2.30
TOTAL OPER+FIXED	5.14	4.79	4.66	6.13	4	5.33	5.01	4.86	6.41
LEASING EXP	.04	.04			1				
TOTAL PAYROLL	.64	.54	.38	1.23	4				
TOTAL CONTRACT	1.27	1.22	.84	1.64	4				

AVG SQFT OFC TEN	119895	4	AVG OFFICE OCCUPANCY	97.4	4
AVG SQFT RET TEN	2825	3	AVG RETAIL OCCUPANCY	96.4	4
AVG SQFT OFC WORK	381	3	AVG RATE YR-END RENT	23.50	2
			RENTABLE GROSS SQFT	.85	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.67	4
PAYROLL	.06	3
CONTRACT	.63	4
SUP MAT MISC	.00	3
TRASH REMOVAL	.01	3
REPR MAINT TOTAL	.67	4
PAYROLL	.34	4
ELEVATOR	.21	4
HVAC	.05	4
ELECTRICAL	.02	4
STRUCT ROOF	.06	1
PLUMBING	.00	3
FIRE LIFE SFTY	.01	3
OTHER MAINT SUP	.03	3
UTILITIES TOTAL	.99	4
ELECTRIC	.87	4
GAS	.17	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.08	3
RDS GNDS SEC TOT	.21	4
RDS GNDS TOTAL	.07	4
RDS GNDS PAYRL	.01	3
RDS GNDS CONTR	.01	2
RDS GNDS OTHER	.03	3
SECURITY TOTAL	.23	3
SEC PAYROLL	.29	1
SEC CONTRACTS	.23	1
SEC OTHER	.01	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.43	4
PAYROLL	.11	4
MGMT FEES	.30	2
LEGAL FEES	.01	3
AUDIT FEES	.01	4
GEN OFC EXP	.08	4
OTHER ADM EXP	.03	3
FIXED EXP TOTAL	2.06	4
REAL ESTATE TAX	2.03	3
BUILDING INS	.04	2
PERS PROP TAX	.00	1
OTHER TAXES	1.27	2
LEASING EXPENSES	.04	1
ADV PROMOTION	.01	1
COMM FEES		
TENANT ALTS	.03	1
BUY-OUTS		
TOTAL PAYROLL	.54	4
CLEANING	.06	3
REPAIR MAINT	.34	4
RDS GROUNDS	.01	3
SECURITY	.23	2
ADMINISTRATIVE	.11	4
TOTAL CONTRACTS	1.22	4
CLEANING	.63	4
REPAIR MAINT	.26	4
RDS GROUNDS	.02	3
SECURITY	.23	1
ADMINISTRATIVE	.17	4

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	29 BLDS 5,694,754 SQ.FT.					5,220,421 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					24	11.71	11.91	9.56	13.42
RETAIL AREA	11.63	11.38	8.32	18.40	13				
OTHER AREA	7.64	5.55	3.95	20.24	12				
TOTAL RENT	12.27	12.15	9.75	14.54	28				
MISCELLANEOUS	.52	.05	.00	.13	19				
TOTAL INCOME	12.61	12.15	10.34	14.66	28				
EXPENSE									
CLEANING	1.02	.81	.61	1.10	29	1.10	.87	.67	1.18
REPAIR-MAINT	.97	.90	.62	1.44	29	1.04	.91	.67	1.44
UTILITIES	1.34	1.46	1.25	1.67	29	1.43	1.54	1.35	1.76
RDS GNDS SEC	.28	.25	.08	.36	26	.28	.25	.08	.36
ADMINISTRATIVE	.51	.57	.34	.72	29	.51	.57	.34	.72
TOTAL OPER EXP	4.10	4.24	3.24	4.75	29	4.40	4.48	3.53	5.08
FIXED EXPENSES	2.42	2.21	1.85	2.70	29	2.42	2.21	1.85	2.70
TOTAL OPER+FIXED	6.52	6.25	5.34	7.67	29	6.82	6.43	5.53	7.80
LEASING EXP	.72	.28	.05	.72	20				
TOTAL PAYROLL	.78	.47	.37	.77	23				
TOTAL CONTRACT	1.44	1.29	1.10	1.92	23				

AVG SQFT OFC TEN	8524	25	AVG OFFICE OCCUPANCY	91.9	28
AVG SQFT RET TEN	3110	14	AVG RETAIL OCCUPANCY	87.4	15
AVG SQFT OFC WORK	198	18	AVG RATE YR-END RENT	13.69	18
			RENTABLE GROSS SQFT	.87	13

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.82	24
PAYROLL	.34	5
CONTRACT	.67	23
SUP MAT MISC	.07	20
TRASH REMOVAL	.03	19
REPR MAINT TOTAL	.88	24
PAYROLL	.39	19
ELEVATOR	.16	24
HVAC	.18	23
ELECTRICAL	.03	21
STRUCT ROOF	.05	14
PLUMBING	.02	20
FIRE LIFE SFTY	.02	12
OTHER MAINT SUP	.16	21
UTILITIES TOTAL	1.46	24
ELECTRIC	1.25	24
GAS	.21	20
FUEL OIL	.14	5
PURCH STEAM	.43	1
PURCH CH WTR	.00	1
COAL		
WATER SEWER	.10	18
RDS GNDS SEC TOT	.25	22
RDS GNDS TOTAL	.03	15
RDS GNDS PAYRL	.07	3
RDS GNDS CONTR	.02	12
RDS GNDS OTHER	.01	7
SECURITY TOTAL	.23	20
SEC PAYROLL	.23	11
SEC CONTRACTS	.06	15
SEC OTHER	.04	8

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.61	23
PAYROLL	.24	10
MGMT FEES	.46	18
LEGAL FEES	.01	15
AUDIT FEES	.01	15
GEN OFC EXP	.03	17
OTHER ADM EXP	.01	13
FIXED EXP TOTAL	2.17	24
REAL ESTATE TAX	2.09	24
BUILDING INS	.05	24
PERS PROP TAX	.08	1
OTHER TAXES	.01	5
LEASING EXPENSES	.28	18
ADV PROMOTION	.01	8
COMM FEES	.10	14
TENANT ALTS	.32	14
BUY-OUTS	.33	1
TOTAL PAYROLL	.47	22
CLEANING	.34	5
REPAIR MAINT	.38	18
RDS GROUNDS	.07	3
SECURITY	.24	7
ADMINISTRATIVE	.34	9
TOTAL CONTRACTS	1.29	22
CLEANING	.66	21
REPAIR MAINT	.30	20
RDS GROUNDS	.02	13
SECURITY	.08	14
ADMINISTRATIVE	.44	18

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	121,022 SQ.FT.				115,002 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	13.11	13.49		
RETAIL AREA									
OTHER AREA	4.98	4.98			1				
TOTAL RENT	12.71	12.41			3				
MISCELLANEOUS	.03	.00			3				
TOTAL INCOME	12.73	12.48			3				
EXPENSE									
CLEANING	1.01	1.01			3	1.06	1.01		
REPAIR-MAINT	1.13	.91			3	1.19	1.03		
UTILITIES	1.72	1.74			3	1.81	1.78		
RDS GNDS SEC	.12	.08			3	.12	.08		
ADMINISTRATIVE	.96	.56			3	.96	.56		
TOTAL OPER EXP	4.93	4.69			3	5.19	4.69		
FIXED EXPENSES	1.69	1.84			3	1.69	1.84		
TOTAL OPER+FIXED	6.63	6.78			3	6.89	6.91		
LEASING EXP	.16	.15			2				
TOTAL PAYROLL	.93	.52			3				
TOTAL CONTRACT	1.28	1.10			3				

AVG SQFT OFC TEN	2400	3	AVG OFFICE OCCUPANCY	87.6	3
AVG SQFT RET TEN			AVG RETAIL OCCUPANCY	-	0
AVG SQFT OFC WORK	251	3	AVG RATE YR-END RENT	12.21	3
			RENTABLE GROSS SQFT	.77	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.01	3	ADMIN TOTAL	.56	3
PAYROLL	1.18	1	PAYROLL		
CONTRACT	.41	3	MGMT FEES	.53	3
SUP MAT MISC	.12	3	LEGAL FEES	.29	2
TRASH REMOVAL	.04	3	AUDIT FEES	.07	2
			GEN OFC EXP	.08	1
REPR MAINT TOTAL	.91	3	OTHER ADM EXP	.14	1
PAYROLL	.44	3			
ELEVATOR	.16	3	FIXED EXP TOTAL	1.84	3
HVAC	.08	3	REAL ESTATE TAX	1.74	3
ELECTRICAL	.09	3	BUILDING INS	.06	3
STRUCT ROOF	.08	1	PERS PROP TAX		
PLUMBING	.03	2	OTHER TAXES		
FIRE LIFE SFTY	.03	3			
OTHER MAINT SUP	.09	3	LEASING EXPENSES	.15	2
			ADV PROMOTION		
UTILITIES TOTAL	1.74	3	COMM FEES	.13	1
ELECTRIC	1.34	3	TENANT ALTS	.09	2
GAS	.34	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.52	3
PURCH CH WTR			CLEANING	1.18	1
COAL			REPAIR MAINT	.44	3
WATER SEWER	.12	2	RDS GROUNDS	.03	1
			SECURITY		
RDS GNDS SEC TOT	.08	3	ADMINISTRATIVE		
RDS GNDS TOTAL	.06	3			
RDS GNDS PAYRL	.03	1	TOTAL CONTRACTS	1.10	3
RDS GNDS CONTR	.04	3	CLEANING	.41	3
RDS GNDS OTHER			REPAIR MAINT	.13	3
SECURITY TOTAL	.04	2	RDS GROUNDS	.04	3
SEC PAYROLL	.01	1	SECURITY	.01	1
SEC CONTRACTS			ADMINISTRATIVE	.53	3
SEC OTHER	.03	2			

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	316,102 SQ.FT.				260,035 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	14.43	14.60		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14.09	13.17			3				
MISCELLANEOUS	.10	.10			1				
TOTAL INCOME	14.12	13.17			3				
EXPENSE									
CLEANING	2.63	1.04	.96	3.76	4	3.19	1.04	.99	7.74
REPAIR-MAINT	2.72	1.83	1.10	3.89	4	3.31	1.88	1.15	7.42
UTILITIES	2.45	1.99	1.75	2.99	4	2.98	2.06	1.75	5.46
RDS GNDS SEC	.47	.30	.10	.75	4	.47	.30	.10	.75
ADMINISTRATIVE	1.08	.90	.78	1.31	4	1.08	.90	.78	1.31
TOTAL OPER EXP	9.35	5.78	5.04	12.35	4	11.37	5.97	5.23	23.92
FIXED EXPENSES	3.28	2.95	2.47	3.90	4	3.28	2.95	2.47	3.90
TOTAL OPER+FIXED	12.63	8.25	7.89	15.87	4	14.64	8.44	8.08	27.44
LEASING EXP	.99	.88			3				
TOTAL PAYROLL	4.92	.67			3				
TOTAL CONTRACT	1.62	1.75			3				

AVG SQFT OFC TEN	2973	2	AVG OFFICE OCCUPANCY	90.5	4
AVG SQFT RET TEN			AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	62	3	AVG RATE YR-END RENT	11.33	3
			RENTABLE GROSS SQFT	.97	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.04	4	ADMIN TOTAL	.90	4
PAYROLL	5.97	1	PAYROLL	.37	3
CONTRACT	.77	3	MGMT FEES	.53	3
SUP MAT MISC	.17	3	LEGAL FEES	.04	2
TRASH REMOVAL	.08	3	AUDIT FEES	.01	2
			GEN OFC EXP	.02	4
REPR MAINT TOTAL	1.83	4	OTHER ADM EXP	.01	3
PAYROLL	.67	3			
ELEVATOR	.15	4	FIXED EXP TOTAL	2.95	4
HVAC	.37	3	REAL ESTATE TAX	2.88	4
ELECTRICAL	.03	3	BUILDING INS	.09	4
STRUCT ROOF	.05	2	PERS PROP TAX		
PLUMBING	.05	3	OTHER TAXES	.01	1
FIRE LIFE SFTY	.03	2			
OTHER MAINT SUP	.59	4	LEASING EXPENSES	.88	3
			ADV PROMOTION	.13	1
UTILITIES TOTAL	1.99	4	COMM FEES	.05	3
ELECTRIC	1.39	4	TENANT ALTS	.83	3
GAS	.33	4	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.67	3
PURCH CH WTR			CLEANING	5.97	1
COAL			REPAIR MAINT	2.12	2
WATER SEWER	.15	4	RDS GROUNDS	.07	1
			SECURITY		
RDS GNDS SEC TOT	.30	4	ADMINISTRATIVE	1.03	2
RDS GNDS TOTAL	.07	3			
RDS GNDS PAYRL	.07	1	TOTAL CONTRACTS	1.75	3
RDS GNDS CONTR	.07	2	CLEANING	.72	2
RDS GNDS OTHER			REPAIR MAINT	.47	3
SECURITY TOTAL	.23	4	RDS GROUNDS	.08	2
SEC PAYROLL	.23	2	SECURITY	.51	2
SEC CONTRACTS	.51	2	ADMINISTRATIVE	.60	2
SEC OTHER					

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS 3,247,745 SQ.FT.					3,024,390 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					15	11.57	11.41	9.02	12.98
RETAIL AREA	12.24	13.90	8.32	22.04	10				
OTHER AREA	10.41	7.18	4.78	52.32	9				
TOTAL RENT	11.85	11.49	9.47	14.54	17				
MISCELLANEOUS	.10	.04	.01	.10	12				
TOTAL INCOME	11.93	11.55	9.47	14.58	17				
EXPENSE									
CLEANING	.74	.67	.54	.85	17	.79	.69	.57	1.05
REPAIR-MAINT	.99	.83	.62	1.34	17	1.04	.85	.65	1.38
UTILITIES	1.37	1.41	1.31	1.57	17	1.44	1.43	1.35	1.70
RDS GNDS SEC	.23	.26	.05	.36	14	.23	.26	.05	.36
ADMINISTRATIVE	.50	.54	.30	.65	17	.50	.54	.30	.65
TOTAL OPER EXP	3.78	3.67	3.12	4.57	17	4.00	4.42	3.26	4.94
FIXED EXPENSES	2.21	1.98	1.83	2.65	17	2.21	1.98	1.83	2.65
TOTAL OPER+FIXED	5.99	6.12	5.19	6.45	17	6.21	6.38	5.40	6.98
LEASING EXP	.39	.24	.02	.67	11				
TOTAL PAYROLL	.55	.47	.36	.81	14				
TOTAL CONTRACT	1.33	1.29	1.07	1.94	14				

AVG SQFT OFC TEN	8006	16	AVG OFFICE OCCUPANCY	89.8	17
AVG SQFT RET TEN	2084	11	AVG RETAIL OCCUPANCY	74.5	11
AVG SQFT OFC WORK	227	10	AVG RATE YR-END RENT	15.07	10
			RENTABLE GROSS SQFT	.89	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.78	13	ADMIN TOTAL	.58	12
PAYROLL	.13	3	PAYROLL	.34	5
CONTRACT	.66	13	MGMT FEES	.41	9
SUP MAT MISC	.04	10	LEGAL FEES	.01	9
TRASH REMOVAL	.03	9	AUDIT FEES	.01	9
			GEN OFC EXP	.04	9
REPR MAINT TOTAL	.83	13	OTHER ADM EXP	.01	7
PAYROLL	.30	11			
ELEVATOR	.19	13	FIXED EXP TOTAL	1.87	13
HVAC	.27	13	REAL ESTATE TAX	1.83	13
ELECTRICAL	.03	12	BUILDING INS	.04	13
STRUCT ROOF	.04	7	PERS PROP TAX	.08	1
PLUMBING	.02	11	OTHER TAXES	.01	4
FIRE LIFE SFTY	.02	7			
OTHER MAINT SUP	.15	10	LEASING EXPENSES	.24	9
			ADV PROMOTION	.01	5
UTILITIES TOTAL	1.41	13	COMM/FEES	.14	7
ELECTRIC	1.19	13	TENANT ALTS	.40	6
GAS	.21	12	BUY-OUTS		
FUEL OIL	.14	5			
PURCH STEAM			TOTAL PAYROLL	.47	13
PURCH CH WTR	.00	1	CLEANING	.13	3
COAL			REPAIR MAINT	.30	11
WATER SEWER	.09	6	RDS GROUNDS	.15	1
			SECURITY	.25	4
RDS GNDS SEC TOT	.26	11	ADMINISTRATIVE	.34	5
RDS GNDS TOTAL	.02	7			
RDS GNDS PAYRL	.15	1	TOTAL CONTRACTS	1.28	13
RDS GNDS CONTR	.02	5	CLEANING	.66	13
RDS GNDS OTHER	.01	3	REPAIR MAINT	.30	11
SECURITY TOTAL	.28	10	RDS GROUNDS	.01	6
SEC PAYROLL	.25	4	SECURITY	.04	8
SEC CONTRACTS	.04	8	ADMINISTRATIVE	.33	11
SEC OTHER	.03	4			

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 1,401,095 SQ.FT.					1,319,597 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.29	12.52		
RETAIL AREA	7.70	5.62			2				
OTHER AREA	.79	.79			1				
TOTAL RENT	13.10	12.45	10.11	15.78	4				
MISCELLANEOUS	1.58	1.86			3				
TOTAL INCOME	14.27	13.39	11.48	16.71	4				
EXPENSE									
CLEANING	1.47	1.45	.68	2.23	4	1.58	1.55	.76	2.30
REPAIR MAINT	.56	.49	.28	.83	4	.59	.56	.29	.91
UTILITIES	1.07	1.06	.83	1.29	4	1.13	1.22	.86	1.42
RDS GNDS SEC	.35	.27	.21	.47	4	.35	.27	.21	.47
ADMINISTRATIVE	.54	.51	.35	.70	4	.54	.51	.35	.70
TOTAL OPER EXP	3.98	4.07	3.47	4.41	4	4.23	4.20	3.82	4.54
FIXED EXPENSES	2.99	2.80	2.23	3.65	4	2.99	2.80	2.23	3.65
TOTAL OPER+FIXED	6.97	6.87	5.70	8.06	4	7.21	7.00	6.05	8.19
LEASING EXP	1.19	.23	.06	2.14	4				
TOTAL PAYROLL	.45	.45			3				
TOTAL CONTRACT	1.70	1.46			3				

AVG SQFT OFC TEN	12215	3	AVG OFFICE OCCUPANCY	96.7	3
AVG SQFT RET TEN	6132	2	AVG RETAIL OCCUPANCY	98.6	2
AVG SQFT OFC WORK	247	2	AVG RATE YR-END RENT	12.00	1
			RENTABLE GROSS SQFT	.90	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.45	4	ADMIN TOTAL	.51	4
PAYROLL			PAYROLL	.06	2
CONTRACT	1.38	4	MGMT FEES	.55	3
SUP MAT MISC	.06	4	LEGAL FEES	.06	2
TRASH REMOVAL	.03	4	AUDIT FEES	.01	2
			GEN OFC EXP	.01	3
REPR MAINT TOTAL	.49	4	OTHER ADM EXP	.01	2
PAYROLL	.21	2			
ELEVATOR	.08	4	FIXED EXP TOTAL	2.80	4
HVAC	.07	4	REAL ESTATE TAX	2.74	4
ELECTRICAL	.02	3	BUILDING INS	.06	4
STRUCT ROOF	.05	4	PERS PROP TAX		
PLUMBING	.01	4	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.13	4	LEASING EXPENSES	.23	4
			ADV PROMOTION	.01	2
UTILITIES TOTAL	1.06	4	COMM/FEES	.03	3
ELECTRIC	.75	4	TENANT ALTS	.09	3
GAS	.15	2	BUY-OUTS	.33	1
FUEL OIL					
PURCH STEAM	.43	1	TOTAL PAYROLL	.45	3
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.21	2
WATER SEWER	.01	4	RDS GROUNDS		
			SECURITY	.24	3
RDS GNDS SEC TOT	.27	4	ADMINISTRATIVE	.06	2
RDS GNDS TOTAL	.02	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.46	3
RDS GNDS CONTR	.01	2	CLEANING	.65	3
RDS GNDS OTHER	.02	1	REPAIR MAINT	.03	3
SECURITY TOTAL	.26	4	RDS GROUNDS	.01	2
SEC PAYROLL	.15	4	SECURITY	.06	3
SEC CONTRACTS	.10	4	ADMINISTRATIVE	.58	2
SEC OTHER	.07	2			

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
20-29 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 1,338,913 SQ FT					1,259,496 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	13.85	13.08	9.99	17.75
RETAIL AREA	13.34	14.92	10.83	17.73	4				
OTHER AREA	7.47	7.47			1				
TOTAL RENT	14.30	15.38	10.18	18.14	10				
MISCELLANEOUS	.13	.09			3				
TOTAL INCOME	14.35	15.46	10.21	18.19	10				
EXPENSE									
CLEANING	.85	.92	.66	1.12	10	.89	.92	.71	1.21
REPAIR-MAINT	.99	1.17	.66	1.55	10	1.05	1.23	.67	1.87
UTILITIES	1.54	1.48	1.32	1.85	10	1.62	1.60	1.42	2.04
RDS GNDS SEC	.17	.16	.03	.35	6	.17	.16	.03	.35
ADMINISTRATIVE	.66	.58	.39	1.46	10	.66	.58	.39	1.46
TOTAL OPER EXP	4.16	4.54	3.52	5.37	10	4.39	4.90	3.78	5.89
FIXED EXPENSES	3.00	2.92	1.73	5.16	10	3.00	2.92	1.73	5.16
TOTAL OPER+FIXED	7.17	6.94	5.86	10.51	10	7.40	7.57	6.24	10.54
LEASING EXP	.65	.30	.05	.97	5				
TOTAL PAYROLL	.52	.52	.23	1.05	5				
TOTAL CONTRACT	1.18	1.50	.86	1.81	5				

AVG SQFT OFC TEN	5729	8	AVG OFFICE OCCUPANCY	94.2	10
AVG SQFT RET TEN	2021	4	AVG RETAIL OCCUPANCY	98.6	5
AVG SQFT OFC WORK	146	4	AVG RATE YR-END RENT	14.90	8
			RENTABLE GROSS SQFT	.90	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.92	7
PAYROLL	1.04	1
CONTRACT	.81	6
SUP MAT MISC	.05	3
TRASH REMOVAL	.03	2
REPR MAINT TOTAL	1.13	6
PAYROLL	.23	3
ELEVATOR	.13	6
HVAC	.29	6
ELECTRICAL	.06	4
STRUCT ROOF	.16	3
PLUMBING	.04	3
FIRE LIFE SFTY	.02	2
OTHER MAINT SUP	.37	5
UTILITIES TOTAL	1.46	7
ELECTRIC	1.01	7
GAS	.40	6
FUEL OIL		
PURCH STEAM	.22	1
PURCH CH WTR		
COAL		
WATER SEWER	.09	4
RDS GNDS SEC TOT	.16	4
RDS GNDS TOTAL	.08	1
RDS GNDS PAYRL		
RDS GNDS CONTR	.01	1
RDS GNDS OTHER	.08	1
SECURITY TOTAL	.13	4
SEC PAYROLL		
SEC CONTRACTS	.10	4
SEC OTHER	.06	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.53	7
PAYROLL	1.05	2
MGMT FEES	.36	6
LEGAL FEES	.03	2
AUDIT FEES	.02	3
GEN OFC EXP	.04	2
OTHER ADM EXP	.19	2
FIXED EXP TOTAL	2.87	7
REAL ESTATE TAX	2.83	7
BUILDING INS	.05	5
PERS PROP TAX	.01	1
OTHER TAXES	.10	1
LEASING EXPENSES	.30	5
ADV PROMOTION	.04	2
COMM FEES	.28	4
TENANT ALTS	.64	2
BUY-OUTS		
TOTAL PAYROLL	.59	3
CLEANING		
REPAIR MAINT	.22	1
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	1.05	2
TOTAL CONTRACTS	1.56	3
CLEANING	.92	3
REPAIR MAINT	.50	3
RDS GROUNDS		
SECURITY	.06	2
ADMINISTRATIVE	.40	2

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
20-29 YEARS 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 1,195,989 SQ.FT.					1,133,898 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	13.98	13.08	9.99	19.08
RETAIL AREA	13.34	14.92	10.83	17.73	4				
OTHER AREA	7.47	7.47			1				
TOTAL RENT	14.35	14.66	10.19	17.46	7				
MISCELLANEOUS	.13	.09			3				
TOTAL INCOME	14.41	14.66	10.22	17.56	7				
EXPENSE									
CLEANING	.82	.74	.62	.93	7	.86	.80	.68	.93
REPAIR-MAINT	.93	1.13	.42	1.53	7	.98	1.20	.44	1.68
UTILITIES	1.53	1.45	1.30	1.84	7	1.60	1.45	1.40	1.91
RDS GNDS SEC	.18	.24	.04	.35	5	.18	.24	.04	.35
ADMINISTRATIVE	.63	.53	.43	1.40	7	.63	.53	.43	1.40
TOTAL OPER EXP	4.05	4.14	3.49	5.13	7	4.24	4.41	3.69	5.60
FIXED EXPENSES	2.94	2.87	1.72	4.77	7	2.94	2.87	1.72	4.77
TOTAL OPER+FIXED	6.99	6.87	5.20	9.86	7	7.18	7.28	5.57	9.91
LEASING EXP	.75	.30			3				
TOTAL PAYROLL	.52	.38	.23	1.02	4				
TOTAL CONTRACT	1.11	1.23	.86	1.53	4				

AVG SQFT OFC TEN	6327	5	AVG OFFICE OCCUPANCY	95.2	7
AVG SQFT RET TEN	2021	4	AVG RETAIL OCCUPANCY	98.6	5
AVG SQFT OFC WORK	174	2	AVG RATE YR-END RENT	15.88	7
			RENTABLE GROSS SQFT	.90	2

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.74	5
PAYROLL		
CONTRACT	.81	4
SUP MAT MISC	.31	2
TRASH REMOVAL	.03	2
REPR MAINT TOTAL	1.13	5
PAYROLL	.23	3
ELEVATOR	.12	5
HVAC	.29	5
ELECTRICAL	.05	3
STRUCT ROOF	.16	3
PLUMBING	.04	2
FIRE LIFE SFTY	.02	2
OTHER MAINT SUP	.38	4
UTILITIES TOTAL	1.45	5
ELECTRIC	.92	5
GAS	.38	4
FUEL OIL		
PURCH STEAM	.22	1
PURCH CH WTR		
COAL		
WATER SEWER	.09	4
RDS GNDS SEC TOT	.24	3
RDS GNDS TOTAL	.08	1
RDS GNDS PAYRL		
RDS GNDS CONTR	.01	1
RDS GNDS OTHER	.08	1
SECURITY TOTAL	.18	3
SEC PAYROLL		
SEC CONTRACTS	.13	3
SEC OTHER	.08	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.53	5
PAYROLL	1.52	1
MGMT FEES	.45	4
LEGAL FEES	.03	2
AUDIT FEES	.03	2
GEN OFC EXP	.02	1
OTHER ADM EXP	.19	2
FIXED EXP TOTAL	2.87	5
REAL ESTATE TAX	2.83	5
BUILDING INS	.06	4
PERS PROP TAX		
OTHER TAXES	.10	1
LEASING EXPENSES	.30	3
ADV PROMOTION	.04	2
COMM FEES	.35	2
TENANT ALTS	1.16	1
BUY-OUTS		
TOTAL PAYROLL	.87	2
CLEANING		
REPAIR MAINT	.22	1
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	1.52	1
TOTAL CONTRACTS	1.53	2
CLEANING	.77	2
REPAIR MAINT	.50	2
RDS GROUNDS		
SECURITY	.08	1
ADMINISTRATIVE	.45	1

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
30-39 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 989,303 SQ.FT.					919,826 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	9.76	8.69		
RETAIL AREA	15.95	17.98			2				
OTHER AREA									
TOTAL RENT	9.59	9.80	7.94	11.58	4				
MISCELLANEOUS	.13	.15			3				
TOTAL INCOME	9.70	9.95	8.02	11.66	4				
EXPENSE									
CLEANING	1.22	1.14	.84	1.45	5	1.30	1.14	.85	1.66
REPAIR-MAINT	1.59	1.86	.76	2.23	5	1.70	2.17	.77	2.38
UTILITIES	1.57	1.47	1.01	1.80	5	1.68	1.47	1.01	2.07
RDS GNDS SEC	.45	.34	.21	.56	4	.45	.34	.21	.58
ADMINISTRATIVE	.61	.26	.12	.76	5	.61	.26	.12	.76
TOTAL OPER EXP	5.38	5.37	3.41	6.05	5	5.77	5.37	3.44	6.94
FIXED EXPENSES	2.52	2.02	1.37	3.23	4	2.52	2.02	1.37	3.23
TOTAL OPER+FIXED	7.66	6.44	4.24	9.26	5	8.34	6.44	4.27	10.17
LEASING EXP	.66	.66			1				
TOTAL PAYROLL	2.03	2.69	.37	2.93	5				
TOTAL CONTRACT	1.08	1.41	.55	1.50	5				

AVG SQFT OFC TEN	27331	4	AVG OFFICE OCCUPANCY	91.7	5
AVG SQFT RET TEN	2961	2	AVG RETAIL OCCUPANCY	97.9	3
AVG SQFT OFC WORK	208	2	AVG RATE YR END RENT	12.33	3
			RENTABLE GROSS SQFT	.75	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.14	3	ADMIN TOTAL	.47	3
PAYROLL	1.17	2	PAYROLL	.29	2
CONTRACT	.07	3	MGMT FEES	.26	2
SUP MAT MISC	.10	3	LEGAL FEES	.00	1
TRASH REMOVAL	.03	2	AUDIT FEES	.00	1
			GEN OFC EXP	.02	3
REPR MAINT TOTAL	1.88	3	OTHER ADM EXP	.25	2
PAYROLL	1.06	3			
ELEVATOR	.10	3	FIXED EXP TOTAL	1.67	3
HVAC	.14	3	REAL ESTATE TAX	1.61	3
ELECTRICAL	.15	3	BUILDING INS	.08	2
STRUCT ROOF	.01	3	PERS PROP TAX	.40	1
PLUMBING	.02	3	OTHER TAXES	.01	1
FIRE LIFE SFTY	.02	2			
OTHER MAINT SUP	.18	3	LEASING EXPENSES	.66	1
			ADV PROMOTION	.00	1
UTILITIES TOTAL	1.47	3	COMM FEES	.12	1
ELECTRIC	1.43	3	TENANT ALTS	.54	1
GAS	.27	3	BUY-OUTS		
FUEL OIL	.01	2			
PURCH STEAM			TOTAL PAYROLL	2.83	3
PURCH CH WTR			CLEANING	1.17	2
COAL			REPAIR MAINT	1.06	3
WATER SEWER	.11	1	RDS GROUNDS	.23	2
			SECURITY	.05	1
RDS GNDS SEC TOT	.47	3	ADMINISTRATIVE	.29	2
RDS GNDS TOTAL	.20	3			
RDS GNDS PAYRL	.23	2	TOTAL CONTRACTS	.77	3
RDS GNDS CONTR	.06	2	CLEANING	.07	3
RDS GNDS OTHER	.04	2	REPAIR MAINT	.19	3
SECURITY TOTAL	.21	3	RDS GROUNDS	.06	2
SEC PAYROLL	.05	1	SECURITY	.16	3
SEC CONTRACTS	.16	3	ADMINISTRATIVE	.27	2
SEC OTHER	.01	1			

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
50 OR MORE YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 654,707 SQ.FT.					575,990 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	11.85	11.97	7.80	13.03
RETAIL AREA	10.51	11.55			3				
OTHER AREA	3.97	3.97			1				
TOTAL RENT	11.63	11.47	7.82	12.85	5				
MISCELLANEOUS	.07	.06			3				
TOTAL INCOME	11.69	11.47	7.83	13.05	5				
EXPENSE									
CLEANING	1.04	.71	.70	1.49	5	1.19	.88	.79	1.61
REPAIR-MAINT	1.04	1.16	.87	1.23	5	1.17	1.25	.97	1.40
UTILITIES	1.31	1.34	1.08	1.45	5	1.46	1.40	1.15	1.63
RDS GNDS SEC	.18	.18	.09	.21	4	.18	.18	.09	.21
ADMINISTRATIVE	.64	.61	.34	.80	5	.64	.61	.34	.80
TOTAL OPER EXP	4.19	4.01	3.56	4.62	5	4.72	4.77	3.90	5.00
FIXED EXPENSES	2.65	1.87	1.59	3.07	5	2.65	1.87	1.59	3.07
TOTAL OPER+FIXED	6.84	6.48	5.15	7.39	5	7.37	6.67	5.49	8.04
LEASING EXP	1.21	1.11	.82	2.01	5				
TOTAL PAYROLL	.42	.39	.36	.47	4				
TOTAL CONTRACT	1.81	1.72	1.26	2.35	4				

AVG SQFT OFC TEN	1808	5	AVG OFFICE OCCUPANCY	67.8	5
AVG SQFT RET TEN	1542	5	AVG RETAIL OCCUPANCY	83.8	5
AVG SQFT OFC WORK	137	3	AVG RATE YR-END RENT	14.63	4
			RENTABLE GROSS SQFT	.79	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.71	4	ADMIN TOTAL	.54	4
PAYROLL			PAYROLL	.23	3
CONTRACT	.67	4	MGMT FEES	.46	3
SUP MAT MISC	.07	2	LEGAL FEES	.05	2
TRASH REMOVAL	.05	3	AUDIT FEES	.00	1
			GEN OFC EXP	.02	3
REPR MAINT TOTAL	1.02	4	OTHER ADM EXP	.05	2
PAYROLL	.22	3			
ELEVATOR	.19	4	FIXED EXP TOTAL	1.81	4
HVAC	.12	3	REAL ESTATE TAX	1.77	4
ELECTRICAL	.07	3	BUILDING INS	.04	4
STRUCT ROOF	.19	3	PERS PROP TAX	.00	2
PLUMBING	.04	2	OTHER TAXES		
FIRE LIFE SFTY	.02	1			
OTHER MAINT SUP	.24	4	LEASING EXPENSES	.99	4
			ADV PROMOTION	.01	3
UTILITIES TOTAL	1.37	4	COMM FEES	.24	4
ELECTRIC	.63	4	TENANT ALTS	.83	4
GAS	.07	3	BUY-OUTS	.10	1
FUEL OIL					
PURCH STEAM	.57	3	TOTAL PAYROLL	.39	3
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.19	2
WATER SEWER	.04	4	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.15	3	ADMINISTRATIVE	.23	3
RDS GNDS TOTAL	.01	1			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.56	3
RDS GNDS CONTR	.01	1	CLEANING	.67	3
RDS GNDS OTHER			REPAIR MAINT	.30	3
SECURITY TOTAL	.15	3	RDS GROUNDS	.01	1
SEC PAYROLL			SECURITY	.12	2
SEC CONTRACTS	.15	3	ADMINISTRATIVE	.46	2
SEC OTHER					

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
50 OR MORE YEARS 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 531,604 SQ.FT.					466,532 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA					3	12.90	12.00		
RETAIL AREA	10.24	9.54			2				
OTHER AREA	3.97	3.97			1				
TOTAL RENT	12.46	11.47			3				
MISCELLANEOUS	.04	.03			2				
TOTAL INCOME	12.49	11.47			3				
EXPENSE									
CLEANING	1.12	1.47			3	1.28	1.56		
REPAIR-MAINT	1.01	.88			3	1.14	1.05		
UTILITIES	1.32	1.34			3	1.50	1.40		
RDS GNDS SEC	.21	.21			2	.21	.21		
ADMINISTRATIVE	.71	.70			3	.71	.70		
TOTAL OPER EXP	4.34	4.61			3	4.92	4.80		
FIXED EXPENSES	2.89	2.60			3	2.89	2.60		
TOTAL OPER+FIXED	7.23	7.23			3	7.82	7.79		
LEASING EXP	1.08	.86			3				
TOTAL PAYROLL	.42	.39			3				
TOTAL CONTRACT	1.91	1.89			3				

AVG SQFT OFC TEN	2192	3	AVG OFFICE OCCUPANCY	87.7	3
AVG SQFT RET TEN	1416	3	AVG RETAIL OCCUPANCY	80.2	3
AVG SQFT OFC WORK	125	2	AVG RATE YR-END RENT	17.50	2
			RENTABLE GROSS SQFT	.79	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

CANADIAN PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS 5 - 9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 2,230,983 SQ.FT.					2,020,567 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	13.50	14.26	6.87	17.79
RETAIL AREA	14.57	14.83	13.25	15.47	4				
OTHER AREA	4.37	4.26			2				
TOTAL RENT	12.36	13.83	7.40	14.76	9				
MISCELLANEOUS	1.03	.01	.00	2.04	7				
TOTAL INCOME	12.85	14.15	7.41	16.36	9				
EXPENSE									
CLEANING	.79	.86	.59	.96	11	.87	.86	.66	1.23
REPAIR-MAINT	.93	.73	.64	.76	11	1.02	.82	.67	.84
UTILITIES	1.41	1.30	1.19	1.74	11	1.51	1.42	1.24	1.83
RDS GNDS SEC	.36	.34	.11	.72	11	.36	.34	.11	.72
ADMINISTRATIVE	.46	.59	.38	.75	10	.46	.59	.38	.75
TOTAL OPER EXP	3.89	4.10	2.79	5.26	11	4.24	4.10	3.11	5.49
FIXED EXPENSES	2.91	2.23	1.87	4.32	11	2.91	2.23	1.87	4.32
TOTAL OPER+FIXED	6.79	7.95	4.80	8.60	11	7.15	8.39	5.04	9.82
LEASING EXP	.16	.12	.03	.67	6				
TOTAL PAYROLL	.60	.39	.27	.64	10				
TOTAL CONTRACT	1.54	1.89	1.23	2.24	10				

AVG SQFT OFC TEN	11320	11	AVG OFFICE OCCUPANCY	92.4	11
AVG SQFT RET TEN	3054	4	AVG RETAIL OCCUPANCY	79.4	5
AVG SQFT OFC WORK	261	7	AVG RATE YR-END RENT	15.41	8
			RENTABLE GROSS SQFT	.76	8

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.90	9	ADMIN TOTAL	.66	8
PAYROLL	.06	3	PAYROLL	.16	5
CONTRACT	.75	9	MGMT FEES	.32	7
SUP MAT MISC	.06	8	LEGAL FEES	.04	5
TRASH REMOVAL	.04	8	AUDIT FEES	.01	5
			GEN OFC EXP	.02	7
REPR MAINT TOTAL	.73	9	OTHER ADM EXP	.03	6
PAYROLL	.28	5			
ELEVATOR	.10	9	FIXED EXP TOTAL	2.23	9
HVAC	.20	9	REAL ESTATE TAX	2.02	9
ELECTRICAL	.03	8	BUILDING INS	.05	9
STRUCT ROOF	.11	4	PERS PROP TAX	.00	4
PLUMBING	.00	9	OTHER TAXES	.02	3
FIRE LIFE SFTY	.02	6			
OTHER MAINT SUP	.14	7	LEASING EXPENSES	.13	5
			ADV PROMOTION	.01	2
UTILITIES TOTAL	1.40	9	COMM FEES	.13	5
ELECTRIC	1.11	9	TENANT ALTS	.14	2
GAS	.34	5	BUY-OUTS		
FUEL OIL	.00	1			
PURCH STEAM	.24	1	TOTAL PAYROLL	.33	8
PURCH CH WTR			CLEANING	.06	3
COAL			REPAIR MAINT	.28	5
WATER SEWER	.06	7	RDS GROUNDS	.04	2
			SECURITY		
RDS GNDS SEC TOT	.39	9	ADMINISTRATIVE	.16	5
RDS GNDS TOTAL	.05	8			
RDS GNDS PAYRL	.08	1	TOTAL CONTRACTS	1.89	8
RDS GNDS CONTR	.04	8	CLEANING	.77	8
RDS GNDS OTHER	.09	2	REPAIR MAINT	.29	8
SECURITY TOTAL	.34	6	RDS GROUNDS	.03	7
SEC PAYROLL	.01	1	SECURITY	.34	6
SEC CONTRACTS	.32	7	ADMINISTRATIVE	.32	7
SEC OTHER	.05	3			

CANADIAN PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS 10 - 19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS 3,037,635 SQ.FT.					2,768,269 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					11	12.45	12.56	9.04	16.05
RETAIL AREA	19.91	16.04	10.52	21.27	8				
OTHER AREA	7.10	2.64	1.34	12.39	5				
TOTAL RENT	12.68	12.56	10.21	14.71	13				
MISCELLANEOUS	1.55	.05	.01	3.81	8				
TOTAL INCOME	13.39	14.25	11.81	15.05	13				
EXPENSE									
CLEANING	.74	.73	.51	.92	15	.80	.75	.54	.98
REPAIR-MAINT	.80	.75	.63	1.11	15	.87	.81	.64	1.20
UTILITIES	1.49	1.33	1.19	1.83	15	1.61	1.51	1.19	1.94
RDS GNDS SEC	.31	.21	.10	.30	15	.31	.21	.10	.30
ADMINISTRATIVE	.60	.70	.39	.84	15	.60	.70	.39	.84
TOTAL OPER EXP	3.93	3.95	3.41	4.62	15	4.27	4.30	3.52	5.19
FIXED EXPENSES	2.50	2.62	1.79	2.93	14	2.50	2.62	1.79	2.93
TOTAL OPER+FIXED	6.26	5.99	5.16	7.92	15	6.94	6.26	5.22	8.14
LEASING EXP	1.07	.22	.14	2.41	9				
TOTAL PAYROLL	.69	.45	.33	.60	14				
TOTAL CONTRACT	1.11	1.17	.76	1.63	13				

AVG SQFT OFC TEN	7393	15	AVG OFFICE OCCUPANCY	90.0	15
AVG SQFT RET TEN	2235	12	AVG RETAIL OCCUPANCY	100.0	12
AVG SQFT OFC WORK	189	7	AVG RATE YR-END RENT	15.10	10
			RENTABLE GROSS SQFT	.88	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.80	10	ADMIN TOTAL	.62	10
PAYROLL	.13	4	PAYROLL	.20	7
CONTRACT	.61	10	MGMT FEES	.40	8
SUP MAT MISC	.08	9	LEGAL FEES	.02	4
TRASH REMOVAL	.03	9	AUDIT FEES	.01	6
			GEN OFC EXP	.04	8
REPR MAINT TOTAL	.84	10	OTHER ADM EXP	.07	6
PAYROLL	.33	8			
ELEVATOR	.19	10	FIXED EXP TOTAL	2.62	10
HVAC	.13	10	REAL ESTATE TAX	2.57	10
ELECTRICAL	.04	9	BUILDING INS	.05	10
STRUCT ROOF	.01	5	PERS PROP TAX	.02	1
PLUMBING	.01	8	OTHER TAXES	.01	2
FIRE LIFE SFTY	.02	4			
OTHER MAINT SUP	.14	10	LEASING EXPENSES	.22	8
			ADV PROMOTION	.00	1
UTILITIES TOTAL	1.31	10	COMM FEES	.10	7
ELECTRIC	1.11	10	TENANT ALTS	.32	6
GAS	.23	8	BUY-OUTS	.43	1
FUEL OIL	.50	2			
PURCH STEAM	.56	1	TOTAL PAYROLL	.45	10
PURCH CH WTR			CLEANING	.13	4
COAL			REPAIR MAINT	.33	8
WATER SEWER	.07	9	RDS GROUNDS	.06	2
			SECURITY	.06	4
RDS GNDS SEC TOT	.18	10	ADMINISTRATIVE	.20	7
RDS GNDS TOTAL	.02	9			
RDS GNDS PAYRL	.06	2	TOTAL CONTRACTS	1.37	9
RDS GNDS CONTR	.02	7	CLEANING	.56	9
RDS GNDS OTHER	.01	4	REPAIR MAINT	.30	9
SECURITY TOTAL	.12	10	RDS GROUNDS	.03	7
SEC PAYROLL	.06	4	SECURITY	.08	7
SEC CONTRACTS	.13	8	ADMINISTRATIVE	.38	8
SEC OTHER	.02	1			

CANADIAN PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS 20 - 29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 2,565,454 SQ.FT.					2,445,859 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	15.77	15.97	10.88	19.83
RETAIL AREA	18.64	24.86	8.74	31.40	5				
OTHER AREA	35.48	6.43			3				
TOTAL RENT	1[illegible].00	16.07	11.19	19.71	8				
MISCELLANEOUS	.25	.31			2				
TOTAL INCOME	16.05	16.07	11.35	19.75	8				
EXPENSE									
CLEANING	.81	.69	.62	.93	8	.84	.71	.63	.96
REPAIR-MAINT	.82	.80	.58	1.18	8	.85	.80	.62	1.21
UTILITIES	1.19	1.31	1.10	1.53	8	1.22	1.32	1.15	1.59
RDS GNDS SEC	.25	.25	.12	.33	7	.25	.25	.12	.33
ADMINISTRATIVE	.65	.66	.59	.76	8	.65	.66	.59	.76
TOTAL OPER EXP	3.67	3.92	3.38	4.23	8	3.81	3.97	3.47	4.30
FIXED EXPENSES	2.87	2.61	2.03	3.88	8	2.87	2.61	2.03	3.88
TOTAL OPER+FIXED	6.54	6.18	5.55	8.07	8	6.88	6.29	5.75	8.08
LEASING EXP	.67	.82	.18	1.79	6				
TOTAL PAYROLL	.46	.46	.30	.52	6				
TOTAL CONTRACT	1.63	1.46	1.40	2.04	7				

AVG SQFT OFC TEN	1275	8	AVG OFFICE OCCUPANCY	84.1	8
AVG SQFT RET TEN	2046	5	AVG RETAIL OCCUPANCY	73.9	6
AVG SQFT OFC WORK	245	7	AVG RATE YR END RENT	14.94	8
			RENTABLE GROSS SQFT	.84	6

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	5	ADMIN TOTAL	.68	5
PAYROLL	.05	1	PAYROLL	.20	2
CONTRACT	.56	5	MGMT FEES	.36	5
SUP MAT MISC	.06	2	LEGAL FEES	.02	3
TRASH REMOVAL	.03	3	AUDIT FEES	.02	4
			GEN OFC EXP	.06	4
REPR MAINT TOTAL	.69	5	OTHER ADM EXP	.04	4
PAYROLL	.31	5			
ELEVATOR	.20	5	FIXED EXP TOTAL	2.08	5
HVAC	.16	5	REAL ESTATE TAX	2.02	5
ELECTRICAL	.01	5	BUILDING INS	.06	5
STRUCT ROOF	.00	3	PERS PROP TAX	1.31	1
PLUMBING	.01	5	OTHER TAXES		
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.01	5	LEASING EXPENSES	.23	3
			ADV PROMOTION	.01	2
UTILITIES TOTAL	1.21	5	COMM FEES	.22	3
ELECTRIC	.92	5	TENANT ALTS	.04	3
GAS	.16	5	BUY-OUTS	.04	1
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.45	5
PURCH CH WTR			CLEANING	.05	1
COAL			REPAIR MAINT	.31	5
WATER SEWER	.05	5	RDS GROUNDS		
			SECURITY	.40	1
RDS GNDS SEC TOT	.31	4	ADMINISTRATIVE	.20	2
RDS GNDS TOTAL	.02	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.48	5
RDS GNDS CONTR	.03	1	CLEANING	.56	5
RDS GNDS OTHER	.01	1	REPAIR MAINT	.19	5
SECURITY TOTAL	.28	4	RDS GROUNDS	.03	1
SEC PAYROLL	.40	1	SECURITY	.27	4
SEC CONTRACTS	.29	3	ADMINISTRATIVE	.45	5
SEC OTHER	.00	1			

CANADIAN PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS 30 - 39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 4,082,540 SQ.FT.					3,785,331 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	15.32	12.35	9.37	19.42
RETAIL AREA	20.39	20.78	11.81	22.42	4				
OTHER AREA	2.39	2.31			3				
TOTAL RENT	15.68	14.55	10.39	19.95	5				
MISCELLANEOUS	.25	.08			3				
TOTAL INCOME	15.84	14.83	10.40	20.24	5				
EXPENSE									
CLEANING	.65	.68	.56	.83	6	.70	.74	.58	.95
REPAIR-MAINT	.83	.82	.66	1.20	6	.88	.88	.69	1.28
UTILITIES	1.06	1.11	.71	1.61	6	1.08	1.13	.72	1.66
RDS GNDS SEC	.32	.35	.23	.47	6	.32	.35	.23	.47
ADMINISTRATIVE	.71	.72	.43	.97	6	.71	.72	.43	.97
TOTAL OPER EXP	3.58	3.58	3.14	4.63	6	3.78	3.93	3.20	4.98
FIXED EXPENSES	2.38	2.32	1.98	3.10	6	2.38	2.32	1.98	3.10
TOTAL OPER+FIXED	5.96	6.06	5.12	7.57	6	6.15	6.34	5.25	7.91
LEASING EXP	1.04	.06			3				
TOTAL PAYROLL	.71	.65	.41	1.30	6				
TOTAL CONTRACT	1.35	1.15	.83	1.64	6				

AVG SQFT OFC TEN	19816	6	AVG OFFICE OCCUPANCY	92.6	6
AVG SQFT RET TEN	1861	6	AVG RETAIL OCCUPANCY	88.5	6
AVG SQFT OFC WORK	398	4	AVG RATE YR-END RENT	16.50	6
			RENTABLE GROSS SQFT	.83	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	3	ADMIN TOTAL	.82	3
PAYROLL	.04	2	PAYROLL	.10	3
CONTRACT	.69	3	MGMT FEES	.53	1
SUP MAT MISC	.03	1	LEGAL FEES	.02	2
TRASH REMOVAL	.02	3	AUDIT FEES	.00	3
			GEN OFC EXP	.09	2
REPR MAINT TOTAL	.87	3	OTHER ADM EXP	.04	3
PAYROLL	.26	3			
ELEVATOR	.23	3	FIXED EXP TOTAL	2.05	3
HVAC	.05	3	REAL ESTATE TAX	1.98	2
ELECTRICAL	.03	3	BUILDING INS	.04	1
STRUCT ROOF	.10	1	PERS PROP TAX		
PLUMBING	.00	2	OTHER TAXES	1.26	2
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.03	3	LEASING EXPENSES	.04	1
			ADV PROMOTION	.01	1
UTILITIES TOTAL	1.19	3	COMM FEES		
ELECTRIC	.93	3	TENANT ALTS	.03	1
GAS	.21	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.64	3
PURCH CH WTR			CLEANING	.04	2
COAL			REPAIR MAINT	.26	3
WATER SEWER	.08	3	RDS GROUNDS	.00	2
			SECURITY	.32	2
RDS GNDS SEC TOT	.32	3	ADMINISTRATIVE	.10	3
RDS GNDS TOTAL	.03	3			
RDS GNDS PAYRL	.00	2	TOTAL CONTRACTS	1.58	3
RDS GNDS CONTR	.01	1	CLEANING	.69	3
RDS GNDS OTHER	.04	2	REPAIR MAINT	.35	3
SECURITY TOTAL	.29	3	RDS GROUNDS	.02	2
SEC PAYROLL	.32	2	SECURITY	.23	1
SEC CONTRACTS	.23	1	ADMINISTRATIVE	.25	3
SEC OTHER	.02	2			

CANADIAN PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
10-19 YEARS 5 - 9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 335,000 SQ.FT.					276,915 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	14.58	15.06	12.93	16.73
RETAIL AREA									
OTHER AREA	4.98	4.98			1				
TOTAL RENT	14.35	14.52	12.39	16.74	4				
MISCELLANEOUS	.07	.06			3				
TOTAL INCOME	14.39	14.56	12.43	16.79	4				
EXPENSE									
CLEANING	2.55	1.07	.79	3.88	5	3.09	1.07	.79	7.96
REPAIR-MAINT	2.57	1.71	.76	3.89	5	3.12	1.71	.83	7.42
UTILITIES	2.33	1.78	1.65	2.86	5	2.82	1.85	1.72	5.27
RDS GNDS SEC	.45	.10	.07	.75	5	.45	.10	.07	.75
ADMINISTRATIVE	1.15	.91	.62	1.68	5	1.15	.91	.62	1.68
TOTAL OPER EXP	9.05	5.58	4.60	12.35	5	10.95	5.98	4.60	24.13
FIXED EXPENSES	3.04	2.57	1.71	3.90	5	3.04	2.57	1.71	3.90
TOTAL OPER+FIXED	12.10	7.84	6.85	15.87	5	14.00	7.84	7.25	27.44
LEASING EXP	.49	.26			3				
TOTAL PAYROLL	4.76	1.07	.44	6.46	4				
TOTAL CONTRACT	1.34	1.17	1.08	1.50	4				

AVG SQFT OFC TEN	3419	4	AVG OFFICE OCCUPANCY	93.5	5
AVG SQFT RET TEN			AVG RETAIL OCCUPANCY		
AVG SQFT OFC WORK	69	4	AVG RATE YR-END RENT	12.75	4
			RENTABLE GROSS SQFT	92	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.07	5	ADMIN TOTAL	.91	5
PAYROLL	3.58	2	PAYROLL	.37	3
CONTRACT	.54	4	MGMT FEES	.53	4
SUP MAT MISC	.14	4	LEGAL FEES	.29	2
TRASH REMOVAL	.06	4	AUDIT FEES	.02	4
			GEN OFC EXP	.02	4
REPR MAINT TOTAL	1.71	5	OTHER ADM EXP	.01	3
PAYROLL	.50	4			
ELEVATOR	.16	5	FIXED EXP TOTAL	2.57	5
HVAC	.34	4	REAL ESTATE TAX	2.48	5
ELECTRICAL	.09	4	BUILDING INS	.06	5
STRUCT ROOF	.05	2	PERS PROP TAX		
PLUMBING	.04	3	OTHER TAXES	.01	1
FIRE LIFE SFTY	.03	3			
OTHER MAINT SUP	.29	5	LEASING EXPENSES	.26	3
			ADV PROMOTION		
UTILITIES TOTAL	1.78	5	COMM FEES	.03	2
ELECTRIC	1.45	5	TENANT ALTS	.25	3
GAS	.33	4	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	1.07	4
PURCH CH WTR			CLEANING	3.58	2
COAL			REPAIR MAINT	.52	3
WATER SEWER	.11	4	RDS GROUNDS	.07	1
			SECURITY		
RDS GNDS SEC TOT	.10	5	ADMINISTRATIVE	1.03	2
RDS GNDS TOTAL	.06	5			
RDS GNDS PAYRL	.07	1	TOTAL CONTRACTS	1.17	4
RDS GNDS CONTR	.03	4	CLEANING	.41	3
RDS GNDS OTHER	.02	2	REPAIR MAINT	.24	4
SECURITY TOTAL	.23	4	RDS GROUNDS	.02	3
SEC PAYROLL	.23	2	SECURITY	.51	2
SEC CONTRACTS	.93	1	ADMINISTRATIVE	.53	3
SEC OTHER	.04	1			

CANADIAN PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
10-19 YEARS 10 - 19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS 2,050,994 SQ.FT.					1,937,340 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	10.39	10.14	8.58	12.62
RETAIL AREA	12.90	18.40	7.00	26.16	6				
OTHER AREA	9.26	7.18	3.52	65.52	5				
TOTAL RENT	10.72	11.30	9.47	12.96	12				
MISCELLANEOUS	.85	.06	.02	1.46	6				
TOTAL INCOME	11.20	11.40	9.66	12.96	12				
EXPENSE									
CLEANING	.96	.73	.59	.89	12	1.01	.74	.64	1.06
REPAIR-MAINT	.91	.84	.48	1.44	12	.97	.86	.56	1.44
UTILITIES	1.32	1.36	1.31	1.57	12	1.39	1.41	1.35	1.82
RDS GNDS SEC	.19	.10	.02	.28	9	.19	.10	.02	.28
ADMINISTRATIVE	.51	.54	.37	.70	12	.51	.54	.37	.70
TOTAL OPER EXP	3.83	3.73	3.14	4.82	12	4.04	4.17	3.29	5.11
FIXED EXPENSES	2.34	2.35	1.90	2.65	12	2.34	2.35	1.90	2.65
TOTAL OPER+FIXED	6.17	6.32	5.53	6.66	12	6.39	6.40	5.68	7.43
LEASING EXP	.22	.14	.02	.50	9				
TOTAL PAYROLL	.38	.46	.16	.64	9				
TOTAL CONTRACT	1.86	1.97	1.25	2.06	9				

AVG SQFT OFC TEN	7268	10	AVG OFFICE OCCUPANCY	90.0	11
AVG SQFT RET TEN	1611	6	AVG RETAIL OCCUPANCY	59.9	7
AVG SQFT OFC WORK	243	9	AVG RATE YR-END RENT	14.31	8
			RENTABLE GROSS SQFT	96	3

COMPONENT COSTS- TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	9	ADMIN TOTAL	.62	8
PAYROLL	.07	2	PAYROLL	.24	4
CONTRACT	.67	9	MGMT FEES	.35	8
SUP MAT MISC	.05	7	LEGAL FEES	.03	5
TRASH REMOVAL	.04	6	AUDIT FEES	.02	6
			GEN OFC EXP	.04	6
REPR MAINT TOTAL	.85	9	OTHER ADM EXP	.01	5
PAYROLL	.37	7			
ELEVATOR	.16	9	FIXED EXP TOTAL	2.33	9
HVAC	.30	9	REAL ESTATE TAX	2.26	9
ELECTRICAL	.02	9	BUILDING INS	.05	9
STRUCT ROOF	.13	6	PERS PROP TAX		
PLUMBING	.02	8	OTHER TAXES	.02	1
FIRE LIFE SFTY	.02	6			
OTHER MAINT SUP	.14	7	LEASING EXPENSES	.19	8
			ADV PROMOTION	.05	4
UTILITIES TOTAL	1.37	9	COMM FEES	.07	7
ELECTRIC	1.19	9	TENANT ALTS	.22	6
GAS	.24	8	BUY-OUTS		
FUEL OIL	.19	2			
PURCH STEAM			TOTAL PAYROLL	.46	9
PURCH CH WTR			CLEANING	.07	2
COAL			REPAIR MAINT	.37	7
WATER SEWER	.10	6	RDS GROUNDS		
			SECURITY	.03	2
RDS GNDS SEC TOT	.10	7	ADMINISTRATIVE	.24	4
RDS GNDS TOTAL	.01	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.97	9
RDS GNDS CONTR	.02	3	CLEANING	.67	9
RDS GNDS OTHER	.01	1	REPAIR MAINT	.39	8
SECURITY TOTAL	.10	7	RDS GROUNDS	.02	5
SEC PAYROLL	.03	2	SECURITY	.10	6
SEC CONTRACTS	.10	7	ADMINISTRATIVE	.40	8
SEC OTHER	.00	1			

CANADIAN PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
10-19 YEARS 20 - 29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 2,523,559 SQ.FT.					2,335,481 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	12.91	12.52	11.41	16.46
RETAIL AREA	9.51	10.11	4.71	13.90	6				
OTHER AREA	10.02	5.04	2.53	43.13	4				
TOTAL RENT	13.70	12.84	11.29	16.02	9				
MISCELLANEOUS	.36	.03	.00	.10	8				
TOTAL INCOME	14.01	14.71	11.39	16.03	9				
EXPENSE									
CLEANING	.97	.69	.57	1.20	9	1.03	.83	.59	1.26
REPAIR MAINT	.78	.76	.54	1.13	9	.83	.80	.62	1.16
UTILITIES	1.25	1.41	.92	1.57	9	1.32	1.41	.98	1.64
RDS GNDS SEC	.31	.26	.18	.38	9	.31	.26	.18	.38
ADMINISTRATIVE	.54	.61	.33	.67	9	.54	.61	.33	.67
TOTAL OPER EXP	3.85	4.22	3.11	4.50	9	4.10	4.47	3.46	4.66
FIXED EXPENSES	2.62	2.07	1.83	3.45	9	2.62	2.07	1.83	3.45
TOTAL OPER+FIXED	6.47	6.12	5.10	7.96	9	6.72	6.43	5.42	8.19
LEASING EXP	1.12	.67	.13	.91	7				
TOTAL PAYROLL	.56	.46	.40	.62	8				
TOTAL CONTRACT	1.17	1.23	.65	1.56	8				

AVG SQFT OFC TEN	9790	8	AVG OFFICE OCCUPANCY	92.1	9
AVG SQFT RET TEN	3619	7	AVG RETAIL OCCUPANCY	94.1	7
AVG SQFT OFC WORK	246	3	AVG RATE YR-END RENT	15.73	3
			RENTABLE GROSS SQFT	.87	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	8
PAYROLL	.34	1
CONTRACT	.63	8
SUP MAT MISC	.05	7
TRASH REMOVAL	.02	8
REPR MAINT TOTAL	.74	8
PAYROLL	.26	6
ELEVATOR	.19	8
HVAC	.12	8
ELECTRICAL	.03	6
STRUCT ROOF	.03	5
PLUMBING	.02	7
FIRE LIFE SFTY	.02	1
OTHER MAINT SUP	.15	8
UTILITIES TOTAL	1.27	8
ELECTRIC	.95	8
GAS	.16	7
FUEL OIL	.09	2
PURCH STEAM	.43	1
PURCH CH WTR	.00	1
COAL		
WATER SEWER	.09	7
RDS GNDS SEC TOT	.29	8
RDS GNDS TOTAL	.02	4
RDS GNDS PAYRL		
RDS GNDS CONTR	.01	3
RDS GNDS OTHER	.02	2
SECURITY TOTAL	.28	8
SEC PAYROLL	.25	6
SEC CONTRACTS	.06	6
SEC OTHER	.06	5

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.57	8
PAYROLL	.13	3
MGMT FEES	.51	4
LEGAL FEES	.01	4
AUDIT FEES	.01	5
GEN OFC EXP	.12	6
OTHER ADM EXP	.01	4
FIXED EXP TOTAL	2.02	8
REAL ESTATE TAX	1.96	8
BUILDING INS	.04	8
PERS PROP TAX		
OTHER TAXES	.00	3
LEASING EXPENSES	.50	6
ADV PROMOTION	.01	4
COMM FEES	.34	4
TENANT ALTS	.45	4
BUY-OUTS	.33	1
TOTAL PAYROLL	.47	7
CLEANING	.34	1
REPAIR MAINT	.26	6
RDS GROUNDS		
SECURITY	.27	5
ADMINISTRATIVE	.13	3
TOTAL CONTRACTS	1.17	7
CLEANING	.61	7
REPAIR MAINT	.20	6
RDS GROUNDS	.01	3
SECURITY	.06	5
ADMINISTRATIVE	.44	5

CANADIAN PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
20-29 YEARS 10 - 19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 988,555 SQ.FT.					933,898 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	13.25	11.50	9.99	18.07
RETAIL AREA	13.34	14.92	10.83	17.73	4				
OTHER AREA	7.47	7.47			1				
TOTAL RENT	13.98	12.85	10.18	19.47	6				
MISCELLANEOUS	.08	.07			2				
TOTAL INCOME	14.01	12.85	10.21	19.52	6				
EXPENSE									
CLEANING	.73	.72	.55	.92	6	.77	.77	.61	.92
REPAIR MAINT	1.07	1.17	.77	1.54	6	1.12	1.23	.78	1.70
UTILITIES	1.47	1.40	1.19	1.93	6	1.53	1.44	1.25	2.03
RDS GNDS SEC	.18	.24	.04	.35	5	.18	.24	.04	.35
ADMINISTRATIVE	.73	.58	.44	1.46	6	.73	.58	.44	1.46
TOTAL OPER EXP	4.15	4.62	3.20	5.37	6	4.36	4.77	3.45	5.69
FIXED EXPENSES	2.88	2.31	1.71	5.16	6	2.88	2.31	1.71	5.16
TOTAL OPER+FIXED	7.03	6.94	4.91	10.51	6	7.24	7.39	5.16	10.54
LEASING EXP	1.05	.82			2				
TOTAL PAYROLL	.52	.38	.23	1.02	4				
TOTAL CONTRACT	1.11	1.23	.86	1.53	4				

AVG SQFT OFC TEN	6327	5	AVG OFFICE OCCUPANCY	94.2	6
AVG SQFT RET TEN	2021	4	AVG RETAIL OCCUPANCY	98.6	5
AVG SQFT OFC WORK	174	2	AVG RATE YR-END RENT	15.19	6
			RENTABLE GROSS SQFT	.90	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.66	4
PAYROLL		
CONTRACT	.74	3
SUP MAT MISC	.31	2
TRASH REMOVAL	.03	2
REPR MAINT TOTAL	1.33	4
PAYROLL	.23	3
ELEVATOR	.16	4
HVAC	.36	4
ELECTRICAL	.05	3
STRUCT ROOF	.16	3
PLUMBING	.04	2
FIRE LIFE SFTY	.02	2
OTHER MAINT SUP	.38	4
UTILITIES TOTAL	1.37	4
ELECTRIC	.91	4
GAS	.33	3
FUEL OIL		
PURCH STEAM	.22	1
PURCH CH WTR		
COAL		
WATER SEWER	.09	4
RDS GNDS SEC TOT	.24	3
RDS GNDS TOTAL	.08	1
RDS GNDS PAYRL		
RDS GNDS CONTR	.01	1
RDS GNDS OTHER	.08	1
SECURITY TOTAL	.18	3
SEC PAYROLL		
SEC CONTRACTS	.13	3
SEC OTHER	.08	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.98	4
PAYROLL	1.52	1
MGMT FEES	.53	3
LEGAL FEES	.03	2
AUDIT FEES	.03	2
GEN OFC EXP	.02	1
OTHER ADM EXP	.19	2
FIXED EXP TOTAL	2.31	4
REAL ESTATE TAX	2.26	4
BUILDING INS	.06	4
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.82	2
ADV PROMOTION	.04	2
COMM FEES	.39	1
TENANT ALTS	1.16	1
BUY-OUTS		
TOTAL PAYROLL	.87	2
CLEANING		
REPAIR MAINT	.22	1
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	1.52	1
TOTAL CONTRACTS	1.53	2
CLEANING	.77	2
REPAIR MAINT	.50	2
RDS GROUNDS		
SECURITY	.08	1
ADMINISTRATIVE	.45	1

CANADIAN PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
50 OR MORE YEARS 10 - 19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	410,540 SQ.FT.				364,559 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.78	11.94		
RETAIL AREA	11.84	13.81			2				
OTHER AREA									
TOTAL RENT	11.68	11.47			3				
MISCELLANEOUS	.06	.06			1				
TOTAL INCOME	11.71	11.47			3				
EXPENSE									
CLEANING	.90	.71			3	1.02	.84		
REPAIR-MAINT	.92	.88			3	1.04	1.05		
UTILITIES	1.45	1.40			3	1.63	1.47		
RDS GNDS SEC	.18	.12			2	.18	.12		
ADMINISTRATIVE	.70	.70			3	.70	.70		
TOTAL OPER EXP	4.11	4.01			3	4.63	4.77		
FIXED EXPENSES	2.85	1.87			3	2.85	1.87		
TOTAL OPER+FIXED	6.96	6.48			3	7.48	6.67		
LEASING EXP	.84	.86			3				
TOTAL PAYROLL	.38	.39			3				
TOTAL CONTRACT	1.78	1.56			3				

AVG SQFT OFC TEN	2082	3	AVG OFFICE OCCUPANCY	72.5	3
AVG SQFT RET TEN	1483	3	AVG RETAIL OCCUPANCY	00.0	3
AVG SQFT OFC WORK	107	2	AVG RATE YR-END RENT	9.50	2
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.71	3
PAYROLL		
CONTRACT	.63	3
SUP MAT MISC	.07	2
TRASH REMOVAL	.05	3
REPR MAINT TOTAL	.88	3
PAYROLL	.19	2
ELEVATOR	.22	3
HVAC	.15	2
ELECTRICAL	.07	2
STRUCT ROOF	.24	2
PLUMBING	.04	2
FIRE LIFE SFTY	.02	1
OTHER MAINT SUP	.13	3
UTILITIES TOTAL	1.40	3
ELECTRIC	.71	3
GAS	.12	2
FUEL OIL		
PURCH STEAM	.73	2
PURCH CH WTR		
COAL		
WATER SEWER	.08	3
RDS GNDS SEC TOT	.12	2
RDS GNDS TOTAL	.01	1
RDS GNDS PAYRL		
RDS GNDS CONTR	.01	1
RDS GNDS OTHER		
SECURITY TOTAL	.12	2
SEC PAYROLL		
SEC CONTRACTS	.12	2
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.70	3
PAYROLL	.23	3
MGMT FEES	.47	2
LEGAL FEES	.05	2
AUDIT FEES	.00	1
GEN OFC EXP	.02	3
OTHER ADM EXP	.05	2
FIXED EXP TOTAL	1.87	3
REAL ESTATE TAX	1.81	3
BUILDING INS	.05	3
PERS PROP TAX	.00	2
OTHER TAXES		
LEASING EXPENSES	.86	3
ADV PROMOTION	.01	2
COMM FEES	.16	3
TENANT ALTS	.61	3
BUY OUTS	.10	1
TOTAL PAYROLL	.39	3
CLEANING		
REPAIR MAINT	.19	2
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.23	3
TOTAL CONTRACTS	1.56	3
CLEANING	.67	3
REPAIR MAINT	.30	3
RDS GROUNDS	.01	1
SECURITY	.12	2
ADMINISTRATIVE	.48	2

CANADA GOVERNMENT SECTOR
CITY ANALYSES

CALGARY, AB 309
EDMONTON, AB 309
FT ST JOHN/NORTHEAST BC .. 310
KELOWNA AREA, BC 311
MONTREAL, QUE 312
NELSON/SOUTHEAST BC 313
OTTAWA, ON 315
PRINCE GEORGE/NORTH BC .. 317
PRINCE RUPERT/WEST BC 318
QUEBEC, QUE 319
TORONTO, ON 321
VANCOUVER, BC 323
VICTORIA, BC 323

CANADIAN GOVERNMENT SECTOR
CALGARY
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	758,371 SQ.FT				671,649 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.13	1.38			3	1.28	1.38		
REPAIR-MAINT	1.52	1.25			3	1.71	1.49		
UTILITIES	1.35	1.67			3	1.53	1.80		
RDS GNDS SEC	.55	.58			3	.55	.58		
ADMINISTRATIVE	.08	.00			3	.08	.00		
TOTAL OPER EXP	4.63	5.56			3	5.23	6.21		
FIXED EXPENSES									
TOTAL OPER+FIXED	4.63	5.56			3		6.21		
LEASING EXP									
TOTAL PAYROLL	1.58	2.48			3				
TOTAL CONTRACT	1.04	.97			3				

AVG SQFT OFC TEN	165580	3	AVG OFFICE OCCUPANCY	98.6	3
AVG SQFT RET TEN	2375	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	456	1	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.92	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

CANADIAN GOVERNMENT SECTOR
EDMONTON
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	175,508 SQ.FT.				175,508 SQ.FT			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2.55	2.69			3	2.55	2.69		
REPAIR-MAINT	2.38	2.37			3	2.38	2.37		
UTILITIES	1.72	1.50			3	1.72	1.50		
RDS GNDS SEC	.12	.02			3	.12	.02		
ADMINISTRATIVE	.41	.39			3	.41	.39		
TOTAL OPER EXP	7.18	7.33			3	7.18	7.33		
FIXED EXPENSES									
TOTAL OPER+FIXED	7.18	7.33			3		7.33		
LEASING EXP									
TOTAL PAYROLL	4.34	4.52			3				
TOTAL CONTRACT	.70	.72			3				

AVG SQFT OFC TEN	58503	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN			AVG RETAIL OCCUPANCY		
AVG SQFT OFC WORK	1245	3	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.92	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

CANADIAN GOVERNMENT SECTOR
FT.ST.JOHN/N.E.
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	81,635 SQ.FT.					48,415 SQ.FT.		
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.10	.98			3	1.85	1.98		
REPAIR-MAINT	.83	.86			3	1.39	1.33		
UTILITIES	.90	.84			3	1.52	1.69		
RDS GNDS SEC	.18	.16			3	.18	.16		
ADMINISTRATIVE	.26	.26			3	.26	.26		
TOTAL OPER EXP	3.26	3.11			3	5.51	6.27		
FIXED EXPENSES									
TOTAL OPER+FIXED	3.26	3.11			3		6.27		
LEASING EXP									
TOTAL PAYROLL	1.08	.98			3				
TOTAL CONTRACT	.59	.65			3				

AVG SQFT OFC TEN	3032	3	AVG OFFICE OCCUPANCY	93.9	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	189	3	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.92	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM./FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
FT.ST.JOHN/N.E.
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	81,635 SQ.FT.					48,415 SQ.FT.		
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.10	.98			3	1.85	1.98		
REPAIR-MAINT	.83	.86			3	1.39	1.33		
UTILITIES	.90	.84			3	1.52	1.69		
RDS GNDS SEC	.18	.16			3	.18	.16		
ADMINISTRATIVE	.26	.26			3	.26	.26		
TOTAL OPER EXP	3.26	3.11			3	5.51	6.27		
FIXED EXPENSES									
TOTAL OPER+FIXED	3.26	3.11			3		6.27		
LEASING EXP									
TOTAL PAYROLL	1.08	.98			3				
TOTAL CONTRACT	.59	.65			3				

AVG SQFT OFC TEN	3032	3	AVG OFFICE OCCUPANCY	93.9	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	189	3	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.92	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
KELOWNA AREA
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 67,260 SQ.FT.					49,153 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.10	.78			3	1.50	1.31		
REPAIR-MAINT	.61	.60			3	.83	.80		
UTILITIES	1.11	1.05			3	1.51	1.77		
RDS GNDS SEC	33	.37			3	.33	.37		
ADMINISTRATIVE	.29	.29			3	29	.29		
TOTAL OPER EXP	3.44	3.58			3	4.70	5.03		
FIXED EXPENSES									
TOTAL OPER+FIXED	3.44	3.58			3		5.03		
LEASING EXP									
TOTAL PAYROLL	.67	.30			3				
TOTAL CONTRACT	1.15	1.19			3				

AVG SQFT OFC TEN	9831	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY		
AVG SQFT OFC WORK	197	3	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	95	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM/FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
KELOWNA AREA
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 67,260 SQ.FT.					49,153 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.10	.78			3	1.50	1.31		
REPAIR-MAINT	61	.60			3	83	.80		
UTILITIES	1.11	1.05			3	1.51	1.77		
RDS GNDS SEC	33	.37			3	.33	.37		
ADMINISTRATIVE	29	.29			3	.29	29		
TOTAL OPER EXP	3.44	3.59			3	4.70	5.03		
FIXED EXPENSES									
TOTAL OPER+FIXED	3.44	3.58			3		5.03		
LEASING EXP									
TOTAL PAYROLL	67	30			3				
TOTAL CONTRACT	1.15	1.19			3				

AVG SQFT OFC TEN	9831	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN			AVG RETAIL OCCUPANCY		
AVG SQFT OFC WORK	197	3	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	95	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM/FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
MONTREAL
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE APEA			
	8 BLDS 3,087,466 SQ.FT.					2,927,215 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.96	.80	.55	1.41	8	.98	.81	.57	1.46
REPAIR-MAINT	1.49	1.26	.70	1.78	8	1.57	1.39	.73	1.79
UTILITIES	1.38	1.44	1.29	1.59	8	1.44	1.46	1.29	1.65
RDS GNDS SEC	.45	.20	.05	.81	7	.45	.20	.05	.81
ADMINISTRATIVE	.47	.08			3	.47	.08		
TOTAL OPER EXP	4.52	3.51	3.24	5.31	8	4.71	3.82	3.27	5.46
FIXED EXPENSES	6.71	6.71			1	6.71	6.71		
TOTAL OPER+FIXED	5.52	3.51	3.24	5.31	8	16.05	3.82	3.27	5.46
LEASING EXP									
TOTAL PAYROLL	1.47	.81	.46	2.58	7				
TOTAL CONTRACT	1.53	1.69	1.12	1.87	8				

AVG SQFT OFC TEN	77121	8	AVG OFFICE OCCUPANCY	99.9	7
AVG SQFT RET TEN	12443	2	AVG RETAIL OCCUPANCY	82.5	2
AVG SQFT OFC WORK	264	8	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.69	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.80	8	ADMIN TOTAL	.08	3
PAYROLL	.09	4	PAYROLL	.08	3
CONTRACT	.58	8	MGMT FEES		
SUP MAT MISC	.13	2	LEGAL FEES		
TRASH REMOVAL	.02	6	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	1.26	8	OTHER ADM EXP		
PAYROLL	.74	7			
ELEVATOR	.14	7	FIXED EXP TOTAL	6.71	1
HVAC	.16	8	REAL ESTATE TAX	6.71	1
ELECTRICAL	.06	7	BUILDING INS		
STRUCT ROOF	.05	4	PERS PROP TAX		
PLUMBING	.01	7	OTHER TAXES		
FIRE LIFE SFTY	.01	7			
OTHER MAINT SUP	.40	4	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.44	8	COMM FEES		
ELECTRIC	1.07	8	TENANT ALTS		
GAS	.54	4	BUY-OUTS		
FUEL OIL	.00	4			
PURCH STEAM			TOTAL PAYROLL	.81	7
PURCH CH WTR			CLEANING	.09	4
COAL	.05	1	REPAIR MAINT	.74	7
WATER SEWER	.01	3	RDS GROUNDS	.00	3
			SECURITY	.03	3
RDS GNDS SEC TOT	.20	7	ADMINISTRATIVE	.08	3
RDS GNDS TOTAL	.02	5			
RDS GNDS PAYRL	.00	3	TOTAL CONTRACTS	1.69	8
RDS GNDS CONTR	.02	5	CLEANING	.61	8
RDS GNDS OTHER			REPAIR MAINT	.51	8
SECURITY TOTAL	.39	5	RDS GROUNDS	.04	6
SEC PAYROLL	.03	3	SECURITY	.09	3
SEC CONTRACTS	.09	5	ADMINISTRATIVE		
SEC OTHER	.00	2			

CANADIAN GOVERNMENT SECTOR
MONTREAL
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 490,054 SQ.FT.					480,636 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.35	1.27			3	1.37	1.36		
REPAIR-MAINT	1.38	1.23			3	1.41	1.23		
UTILITIES	1.82	1.68			3	1.85	1.80		
RDS GNDS SEC	.24	.20			3	.24	.20		
ADMINISTRATIVE	.07	.07			1	.07	.07		
TOTAL OPER EXP	4.81	4.10			3	4.90	4.39		
FIXED EXPENSES									
TOTAL OPER+FIXED	4.81	4.10			3		4.39		
LEASING EXP									
TOTAL PAYROLL	1.30	.46			3				
TOTAL CONTRACT	1.77	1.81			3				

AVG SQFT OFC TEN	36633	2	AVG OFFICE OCCUPANCY	100.0	2
AVG SQFT RET TEN			AVG RETAIL OCCUPANCY		
AVG SQFT OFC WORK	208	2	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT		

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.27	3	ADMIN TOTAL	.07	1
PAYROLL	.87	2	PAYROLL	.07	1
CONTRACT	.57	3	MGMT FEES		
SUP MAT MISC	.18	1	LEGAL FEES		
TRASH REMOVAL	.03	2	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	1.23	3	OTHER ADM EXP		
PAYROLL	.46	3			
ELEVATOR	.07	3	FIXED EXP TOTAL		
HVAC	.13	3	REAL ESTATE TAX		
ELECTRICAL	.12	2	BUILDING INS		
STRUCT ROOF	.07	2	PERS PROP TAX		
PLUMBING	.02	2	OTHER TAXES		
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.55	2	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.68	3	COMM FEES		
ELECTRIC	1.22	3	TENANT ALTS		
GAS	1.42	1	BUY-OUTS		
FUEL OIL	.00	1			
PURCH STEAM			TOTAL PAYROLL	.46	3
PURCH CH WTR			CLEANING	.87	2
COAL			REPAIR MAINT	.46	3
WATER SEWER	.01	1	RDS GROUNDS	.05	2
			SECURITY	.01	1
RDS GNDS SEC TOT	.20	3	ADMINISTRATIVE	.07	1
RDS GNDS TOTAL	.06	3			
RDS GNDS PAYRL	.05	2	TOTAL CONTRACTS	1.81	3
RDS GNDS CONTR	.06	3	CLEANING	.62	3
RDS GNDS OTHER			REPAIR MAINT	1.23	3
SECURITY TOTAL	.24	2	RDS GROUNDS	.06	3
SEC PAYROLL	.01	1	SECURITY	.23	2
SEC CONTRACTS	.23	2	ADMINISTRATIVE		
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
NELSON/S.E.
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	75,869 SQ FT				47,203 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.92	.81	.67	1.28	4	1.48	1.80	1.05	2.43
REPAIR-MAINT	.43	.31	.30	.57	4	.70	.69	.45	1.08
UTILITIES	.86	.76	.63	1.10	4	1.38	1.50	1.13	1.91
RDS GNDS SEC	.17	.21	.13	.26	4	.17	.21	.13	.26
ADMINISTRATIVE	.21	.21	.21	.21	4	.21	.21	.21	.21
TOTAL OPER EXP	2.58	2.55	2.09	3.26	4	4.15	4.93	3.77	5.85
FIXED EXPENSES									
TOTAL OPER+FIXED	2.58	2.55	2.09	3.26	4		4.93	3.77	5.85
LEASING EXP									
TOTAL PAYROLL	.27	.20	.08	.48	4				
TOTAL CONTRACT	1.07	1.13	.87	1.43	4				

AVG SQFT OFC TEN	4916	4	AVG OFFICE OCCUPANCY	93.7	4
AVG SQFT RET TEN			AVG RETAIL OCCUPANCY		
AVG SQFT OFC WORK	188	4	AVG RATE YR-END RENT RENTABLE GROSS SQFT	.91	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
NELSON/S.E.
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	75,869 SQ FT				47,203 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.92	.81	.67	1.28	4	1.48	1.80	1.05	2.43
REPAIR-MAINT	.43	.31	.30	.57	4	.70	.69	.45	1.08
UTILITIES	.86	.76	.63	1.10	4	1.38	1.50	1.13	1.91
RDS GNDS SEC	.17	.21	.13	.26	4	.17	.21	.13	.26
ADMINISTRATIVE	.21	.21	.21	.21	4	.21	.21	.21	.21
TOTAL OPER EXP	2.58	2.55	2.09	3.26	4	4.15	4.93	3.77	5.85
FIXED EXPENSES									
TOTAL OPER+FIXED	2.58	2.55	2.09	3.26	4		4.93	3.77	5.85
LEASING EXP									
TOTAL PAYROLL	.27	.20	.08	.48	4				
TOTAL CONTRACT	1.07	1.13	.87	1.43	4				

AVG SQFT OFC TEN	4916	4	AVG OFFICE OCCUPANCY	93.7	4
AVG SQFT RET TEN			AVG RETAIL OCCUPANCY		
AVG SQFT OFC WORK	188	4	AVG RATE YR-END RENT RENTABLE GROSS SQFT	.91	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
OTTAWA
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS 6,081,662 SQ.FT.					5,332,732 SQ.FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.62	.34	.25	1.10	20	.71	.39	.29	1.15
REPAIR MAINT	.60	.59	.48	.74	20	.68	.65	.57	.88
UTILITIES	1.36	1.15	1.01	1.63	20	1.55	1.29	1.17	1.73
RDS GNDS SEC	.16	.01	.00	.02	14	.16	.01	.00	.02
ADMINISTRATIVE	.01	.03	.00	.08	4	.01	.03	.00	.08
TOTAL OPER EXP	2.71	2.47	1.89	4.13	20	3.09	2.85	2.15	4.62
FIXED EXPENSES	1.96	1.96			1	1.96	1.96		
TOTAL OPER+FIXED	2.75	2.47	1.89	4.72	20	4.90	2.85	2.15	5.10
LEASING EXP									
TOTAL PAYROLL	.74	.52	.15	1.98	13				
TOTAL CONTRACT	.39	.30	.08	.33	19				

AVG SQFT OFC TEN	257573	20	AVG OFFICE OCCUPANCY	96.6	20
AVG SQFT RET TEN	306	6	AVG RETAIL OCCUPANCY	56.0	7
AVG SQFT OFC WORK	329	1	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.34	19	ADMIN TOTAL	.00	3
PAYROLL	1.91	6	PAYROLL		
CONTRACT	.24	19	MGMT FEES		
SUP MAT MISC	.01	14	LEGAL FEES		
TRASH REMOVAL	.00	8	AUDIT FEES		
			GEN OFC EXP	.01	1
REPR MAINT TOTAL	.59	19	OTHER ADM EXP	.00	3
PAYROLL	.14	10			
ELEVATOR	.18	19	FIXED EXP TOTAL		
HVAC	.02	15	REAL ESTATE TAX		
ELECTRICAL	.02	19	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.08	19	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.12	19	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.12	19	COMM FEES		
—ELECTRIC	.63	18	TENANT ALTS		
GAS	.13	6	BUY-OUTS		
FUEL OIL	.01	3			
PURCH STEAM	.64	15	TOTAL PAYROLL	.52	13
PURCH CH WTR			CLEANING	1.91	8
COAL			REPAIR MAINT	.14	10
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.01	13	ADMINISTRATIVE		
RDS GNDS TOTAL	.01	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	.30	19
RDS GNDS CONTR	.01	2	CLEANING	.24	19
RDS GNDS OTHER			REPAIR MAINT	.04	19
SECURITY TOTAL	.01	13	RDS GROUNDS	.01	2
SEC PAYROLL			SECURITY	.01	13
SEC CONTRACTS	.01	13	ADMINISTRATIVE		
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
OTTAWA
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 1,714,556 SQ.FT.					1,472,720 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.42	.30	.15	.50	9	.49	.36	.17	.51
REPAIR MAINT	.70	.67	.48	1.03	9	.81	.79	.58	1.11
UTILITIES	1.34	1.18	1.05	1.57	9	1.55	1.42	1.18	1.73
RDS GNDS SEC	.08	.02	.01	.18	5	.08	.02	.01	.19
ADMINISTRATIVE	.06	.06			1	.06	.06		
TOTAL OPER EXP	2.51	2.41	1.81	3.34	9	2.92	2.78	2.08	3.45
FIXED EXPENSES	1.96	1.96			1	1.96	1.96		
TOTAL OPER+FIXED	2.66	2.41	1.81	4.32	9	4.90	2.78	2.08	4.43
LEASING EXP									
TOTAL PAYROLL	.59	.35	.08	1.65	6				
TOTAL CONTRACT	.29	.32	.10	.38	8				

AVG SQFT OFC TEN	159357	9	AVG OFFICE OCCUPANCY	97.4	9
AVG SQFT RET TEN	675	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	329	1	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.30	8	ADMIN TOTAL		
PAYROLL	1.76	1	PAYROLL		
CONTRACT	.29	8	MGMT FEES		
SUP MAT MISC	.00	5	LEGAL FEES		
TRASH REMOVAL	.02	3	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	.65	8	OTHER ADM EXP		
PAYROLL	.16	6			
ELEVATOR	.18	8	FIXED EXP TOTAL		
HVAC	.02	8	REAL ESTATE TAX		
ELECTRICAL	.01	8	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.08	8	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.10	8	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.23	8	COMM FEES		
ELECTRIC	.62	8	TENANT ALTS		
GAS	.02	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.61	8	TOTAL PAYROLL	.35	6
PURCH CH WTR			CLEANING	1.76	1
COAL			REPAIR MAINT	.16	6
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.01	4	ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS	.32	8
RDS GNDS CONTR			CLEANING	.29	8
RDS GNDS OTHER			REPAIR MAINT	.04	8
SECURITY TOTAL	.01	4	RDS GROUNDS		
SEC PAYROLL			SECURITY	.01	4
SEC CONTRACTS	.01	4	ADMINISTRATIVE		
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
OTTAWA
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,150,815 SQ.FT.					1,091,272 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.29	.26			3	.30	.27		
REPAIR-MAINT	.48	.55			3	.51	.58		
UTILITIES	1.02	1.02			3	1.08	1.09		
RDS GNDS SEC	.00	.00			3	.00	.00		
ADMINISTRATIVE									
TOTAL OPER EXP	1.80	1.83			3	1.90	1.95		
FIXED EXPENSES									
TOTAL OPER+FIXED	1.80	1.83			3		1.95		
LEASING EXP									
TOTAL PAYROLL	.07	.07			1				
TOTAL CONTRACT	.33	.30			3				

AVG SQFT OFC TEN	363757	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	258	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.26	3	ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT	.25	3	MGMT FEES		
SUP MAT MISC	.01	2	LEGAL FEES		
TRASH REMOVAL	.01	2	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	.55	3	OTHER ADM EXP		
PAYROLL	.07	1			
ELEVATOR	.19	3	FIXED EXP TOTAL		
HVAC	.00	1	REAL ESTATE TAX		
ELECTRICAL	.02	3	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.15	3	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.15	3	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.02	3	COMM FEES		
ELECTRIC	.55	3	TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL	.00	1			
PURCH STEAM	.40	3	TOTAL PAYROLL	.07	1
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.07	1
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.00	3	ADMINISTRATIVE		
RDS GNDS TOTAL	.00	1			
RDS GNDS PAYRL			TOTAL CONTRACTS	.30	3
RDS GNDS CONTR	.00	1	CLEANING	.25	3
RDS GNDS OTHER			REPAIR MAINT	.05	3
SECURITY TOTAL	.00	3	RDS GROUNDS	.00	1
SEC PAYROLL			SECURITY	.00	3
SEC CONTRACTS	.00	3	ADMINISTRATIVE		
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
OTTAWA
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 2,999,718 SQ.FT.					2,586,584 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.79	.49	.29	1.39	4	.92	.54	.35	1.63
REPAIR MAINT	.56	.57	.53	.59	4	.65	.65	.62	.69
UTILITIES	1.46	1.33	1.03	1.93	4	1.69	1.46	1.25	2.22
RDS GNDS SEC	.27	.00			3	.27	.00		
ADMINISTRATIVE	.00	.00			2	.00	.00		
TOTAL OPER EXP	3.03	2.78	2.26	3.87	4	3.51	3.08	2.57	4.62
FIXED EXPENSES									
TOTAL OPER+FIXED	3.03	2.78	2.26	3.87	4		3.08	2.57	4.62
LEASING EXP									
TOTAL PAYROLL	.81	.45			3				
TOTAL CONTRACT	.48	.29	.16	.72	4				

AVG SQFT OFC TEN	610953	4	AVG OFFICE OCCUPANCY	94.5	4
AVG SQFT RET TEN	158	3	AVG RETAIL OCCUPANCY	31.0	4
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.49	4	ADMIN TOTAL	.00	2
PAYROLL	1.20	2	PAYROLL		
CONTRACT	.26	4	MGMT FEES		
SUP MAT MISC	.02	4	LEGAL FEES		
TRASH REMOVAL	.00	2	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	.57	4	OTHER ADM EXP	.00	2
PAYROLL	.17	2			
ELEVATOR	.20	4	FIXED EXP TOTAL		
HVAC	.04	4	REAL ESTATE TAX		
ELECTRICAL	.02	4	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.08	4	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.12	4	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.33	4	COMM FEES		
ELECTRIC	.97	4	TENANT ALTS		
GAS	.01	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.70	3	TOTAL PAYROLL	.45	3
PURCH CH WTR			CLEANING	1.20	2
COAL			REPAIR MAINT	.17	2
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.00	3	ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS	.29	4
RDS GNDS CONTR			CLEANING	.26	4
RDS GNDS OTHER			REPAIR MAINT	.03	4
SECURITY TOTAL	.00	3	RDS GROUNDS		
SEC PAYROLL			SECURITY	.00	3
SEC CONTRACTS	.00	3	ADMINISTRATIVE		
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
OTTAWA
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,344,717 SQ.FT.				2,132,485 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.44	.47	.38	1.21	8	.48	.48	.43	1.22
REPAIR-MAINT	.79	.55	.37	.93	8	.87	.57	.41	.99
UTILITIES	1.49	1.50	.98	2.93	8	1.64	1.65	1.09	3.19
RDS GNDS SEC	.34	.36	.01	.98	6	.34	.36	.01	.98
ADMINISTRATIVE	.01	.01			1	.01	.01		
TOTAL OPER EXP	3.06	3.36	2.19	5.64	8	3.36	3.57	2.30	5.74
FIXED EXPENSES									
TOTAL OPER+FIXED	3.06	3.36	2.19	5.64	8		3.57	2.30	5.74
LEASING EXP									
TOTAL PAYROLL	.32	.34	.28	1.22	4				
TOTAL CONTRACT	.83	.83	.40	1.58	8				

AVG SQFT OFC TEN	185422	7	AVG OFFICE OCCUPANCY	00.0	8
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	228	1	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.91	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.47	8
PAYROLL	1.75	1
CONTRACT	.39	8
SUP MAT MISC	.01	8
TRASH REMOVAL	.03	2
REPR MAINT TOTAL	.55	8
PAYROLL	.30	4
ELEVATOR	.24	6
HVAC	.04	7
ELECTRICAL	.03	8
STRUCT ROOF	.00	1
PLUMBING	.06	6
FIRE LIFE SFTY		
OTHER MAINT SUP	.15	8
UTILITIES TOTAL	1.50	8
ELECTRIC	.68	8
GAS	.60	5
FUEL OIL		
PURCH STEAM	.67	4
PURCH CH WTR		
COAL		
WATER SEWER	.24	1
RDS GNDS SEC TOT	.36	6
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL	.36	6
SEC PAYROLL		
SEC CONTRACTS	.36	6
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.01	1
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.01	1
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	.34	4
CLEANING	1.75	1
REPAIR MAINT	.30	4
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.83	8
CLEANING	.39	8
REPAIR MAINT	.10	8
RDS GROUNDS		
SECURITY	.36	6
ADMINISTRATIVE		

CANADIAN GOVERNMENT SECTOR
OTTAWA
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	64,167 SQ.FT.				61,437 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2.15	1.84			3	2.24	1.86		
REPAIR-MAINT	.40	.45			3	.42	.45		
UTILITIES	3.32	3.30			3	3.47	3.78		
RDS GNDS SEC	1.25	1.25			1	1.25	1.25		
ADMINISTRATIVE	.01	.01			1	.01	.01		
TOTAL OPER EXP	6.57	6.42			3	6.86	6.54		
FIXED EXPENSES									
TOTAL OPER+FIXED	6.57	6.42			3		6.54		
LEASING EXP									
TOTAL PAYROLL	2.05	2.05			1				
TOTAL CONTRACT	2.55	1.83			3				

AVG SQFT OFC TEN	12287	3	AVG OFFICE OCCUPANCY	00.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	228	1	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.91	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.84	3
PAYROLL	1.75	1
CONTRACT	.57	3
SUP MAT MISC	.06	1
TRASH REMOVAL		
REPR MAINT TOTAL	.45	3
PAYROLL	.30	1
ELEVATOR	.21	1
HVAC	.02	2
ELECTRICAL	.01	3
STRUCT ROOF	.00	1
PLUMBING	.12	1
FIRE LIFE SFTY		
OTHER MAINT SUP	.16	3
UTILITIES TOTAL	3.30	3
ELECTRIC	.78	3
GAS	1.14	2
FUEL OIL		
PURCH STEAM	2.53	1
PURCH CH WTR		
COAL		
WATER SEWER	.24	1
RDS GNDS SEC TOT	1.25	1
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL	1.25	1
SEC PAYROLL		
SEC CONTRACTS	1.25	1
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.01	1
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.01	1
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM. FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	2.05	1
CLEANING	1.75	1
REPAIR MAINT	.30	1
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.83	3
CLEANING	.57	3
REPAIR MAINT	.11	3
RDS GROUNDS		
SECURITY	1.25	1
ADMINISTRATIVE		

CANADIAN GOVERNMENT SECTOR
OTTAWA
SUBURBAN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,023,192 SQ.FT.					923,747 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.40	.41			3	.45	.44		
REPAIR MAINT	.67	.63			3	.74	.67		
UTILITIES	1.59	1.40			3	1.76	1.50		
RDS GNDS SEC	.23	.01			3	.23	.01		
ADMINISTRATIVE									
TOTAL OPER EXP	2.89	2.45			3	3.20	2.82		
FIXED EXPENSES									
TOTAL OPER+FIXED	2.89	2.45			3		2.82		
LEASING EXP									
TOTAL PAYROLL	.39	.39			1				
TOTAL CONTRACT	.70	.43			3				

AVG SQFT OFC TEN	215181	2	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.41	3	ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT	.34	3	MGMT FEES		
SUP MAT MISC	.01	3	LEGAL FEES		
TRASH REMOVAL	.03	1	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	.63	3	OTHER ADM EXP		
PAYROLL	.39	1			
ELEVATOR	.18	3	FIXED EXP TOTAL		
HVAC	.04	3	REAL ESTATE TAX		
ELECTRICAL	.03	3	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.06	3	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.22	3	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.40	3	COMM FEES		
ELECTRIC	.59	3	TENANT ALTS		
GAS	.60	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.67	2	TOTAL PAYROLL	.39	1
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.39	1
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.01	3	ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS	.43	3
RDS GNDS CONTR			CLEANING	.34	3
RDS GNDS OTHER			REPAIR MAINT	.09	3
SECURITY TOTAL	.01	3	RDS GROUNDS		
SEC PAYROLL			SECURITY	.01	3
SEC CONTRACTS	.01	3	ADMINISTRATIVE		
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
PRINCE GEORGE N
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 247,505 SQ.FT.					153,300 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.69	.66			3	1.11	1.15		
REPAIR MAINT	1.09	1.05			3	1.76	1.80		
UTILITIES	.85	.72			3	1.37	1.26		
RDS GNDS SEC	.15	.19			3	.15	.19		
ADMINISTRATIVE	.26	.26			3	.26	.26		
TOTAL OPER EXP	3.03	3.01			3	4.89	4.79		
FIXED EXPENSES									
TOTAL OPER+FIXED	3.03	3.01			3		4.79		
LEASING EXP									
TOTAL PAYROLL	.53	.49			3				
TOTAL CONTRACT	1.10	1.17			3				

AVG SQFT OFC TEN	4803	3	AVG OFFICE OCCUPANCY	90.9	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	182	3	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.91	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
PRINCE GEORGE/N
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	100,540 SQ.FT.					82,810 SQ.FT.		
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.94	.96			3	1.14	.98		
REPAIR-MAINT	.75	.78			3	.91	.90		
UTILITIES	.97	.95			3	1.17	.95		
RDS GNDS SEC	.38	.36			3	.38	.36		
ADMINISTRATIVE	.25	.26			3	.25	.26		
TOTAL OPER EXP	3.28	3.43			3	3.98	3.43		
FIXED EXPENSES									
TOTAL OPER+FIXED	3.28	3.43			3		3.43		
LEASING EXP									
TOTAL PAYROLL	.47	.44			3				
TOTAL CONTRACT	1.38	1.40			3				

AVG SQFT OFC TEN	7789	3	AVG OFFICE OCCUPANCY	94.1	3
AVG SQFT RET TEN			AVG RETAIL OCCUPANCY		
AVG SQFT OFC WORK	189	3	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.91	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
PRINCE RUPERT/W
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	118,128 SQ.FT.					82,398 SQ.FT.		
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.84	.78	.47	1.08	4	1.20	1.14	.59	1.65
REPAIR-MAINT	.50	.51	.36	.56	4	.72	.78	.50	.85
UTILITIES	.79	.81	.75	.84	4	1.13	1.13	.96	1.23
RDS GNDS SEC	.33	.14	.07	.76	4	.33	.14	.07	.76
ADMINISTRATIVE	.30	.30	.30	.30	4	.30	.30	.30	.30
TOTAL OPER EXP	2.76	2.54	2.07	3.43	4	3.96	3.89	2.64	5.23
FIXED EXPENSES									
TOTAL OPER+FIXED	2.76	2.54	2.07	3.43	4		3.89	2.64	5.23
LEASING EXP									
TOTAL PAYROLL	.50	.24	.08	.63	4				
TOTAL CONTRACT	.98	.76	.61	1.74	4				

AVG SQFT OFC TEN	4347	4	AVG OFFICE OCCUPANCY	95.0	4
AVG SQFT RET TEN			AVG RETAIL OCCUPANCY		
AVG SQFT OFC WORK	191	4	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.90	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
PRINCE RUPERT/W
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	118,126 SQ.FT.				82,398 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.84	.78	.47	1.08	4	1.20	1.14	.59	1.65
REPAIR-MAINT	.50	.51	.36	.56	4	.72	.78	.50	.85
UTILITIES	.79	.81	.75	.84	4	1.13	1.13	.96	1.23
RDS GNDS SEC	.33	.14	.07	.76	4	.33	.14	.07	.76
ADMINISTRATIVE	.30	.30	.30	.30	4	.30	.30	.30	.30
TOTAL OPER EXP	2.76	2.54	2.07	3.43	4	3.96	3.89	2.64	5.23
FIXED EXPENSES									
TOTAL OPER+FIXED	2.76	2.54	2.07	3.43	4		3.89	2.64	5.23
LEASING EXP									
TOTAL PAYROLL	.50	.24	.08	.63	4				
TOTAL CONTRACT	.96	.76	.61	1.74	4				

AVG SQFT OFC TEN	4347	4	AVG OFFICE OCCUPANCY	95.0	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	191	4	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.90	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM/FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
QUEBEC
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	2,803,893 SQ.FT.				2,655,567 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	9.76	9.90	8.25	13.16
RETAIL AREA									
OTHER AREA	4.21	4.19	3.56	5.77	6				
TOTAL RENT	9.12	10.33	7.22	13.48	7				
MISCELLANEOUS									
TOTAL INCOME	9.12	10.33	7.22	13.48	7				
EXPENSE									
CLEANING	.80	.77	.56	.97	16	.84	.84	.67	1.09
REPAIR-MAINT	.90	1.07	.78	1.45	16	.95	1.25	.78	1.67
UTILITIES	1.34	1.33	1.21	1.52	16	1.41	1.53	1.37	1.65
RDS GNDS SEC	.39	.10	.03	.31	16	.39	.10	.03	.31
ADMINISTRATIVE	.03	.01	.00	.03	16	.03	.01	.00	.03
TOTAL OPER EXP	3.44	3.28	2.96	4.11	16	3.64	3.83	3.17	4.41
FIXED EXPENSES									
TOTAL OPER+FIXED	3.44	3.28	2.96	4.11	16		3.83	3.17	4.41
LEASING EXP									
TOTAL PAYROLL	.84	.69	.54	.98	16				
TOTAL CONTRACT	1.09	1.05	.80	1.47	16				

AVG SQFT OFC TEN	48022	16	AVG OFFICE OCCUPANCY	97.7	16
AVG SQFT RET TEN	1731	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	251	12	AVG RATE YR-END RENT	10.33	7
			RENTABLE GROSS SQFT	.59	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.77	16	ADMIN TOTAL	.01	16
PAYROLL	.02	7	PAYROLL	.05	5
CONTRACT	.74	16	MGMT FEES		
SUP MAT MISC	.01	6	LEGAL FEES		
TRASH REMOVAL	.02	14	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	1.07	16	OTHER ADM EXP	.01	11
PAYROLL	.60	16			
ELEVATOR	.09	16	FIXED EXP TOTAL		
HVAC	.10	16	REAL ESTATE TAX		
ELECTRICAL	.02	16	BUILDING INS		
STRUCT ROOF	.03	11	PERS PROP TAX		
PLUMBING	.01	10	OTHER TAXES		
FIRE LIFE SFTY	.02	12			
OTHER MAINT SUP	.07	11	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.33	16	COMM/FEES		
ELECTRIC	1.01	16	TENANT ALTS		
GAS	.22	4	BUY-OUTS		
FUEL OIL	.52	10			
PURCH STEAM			TOTAL PAYROLL	.69	16
PURCH CH WTR			CLEANING	.02	7
COAL			REPAIR MAINT	.60	16
WATER SEWER	.07	6	RDS GROUNDS	.01	3
			SECURITY	.01	5
RDS GNDS SEC TOT	.10	16	ADMINISTRATIVE	.05	5
RDS GNDS TOTAL	.04	14			
RDS GNDS PAYRL	.01	3	TOTAL CONTRACTS	1.05	16
RDS GNDS CONTR	.04	14	CLEANING	.74	16
RDS GNDS OTHER	.00	6	REPAIR MAINT	.19	16
SECURITY TOTAL	.08	13	RDS GROUNDS	.04	14
SEC PAYROLL	.01	5	SECURITY	.02	13
SEC CONTRACTS	.02	13	ADMINISTRATIVE		
SEC OTHER	.00	2			

CANADIAN GOVERNMENT SECTOR
QUEBEC
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	357,809 SQ FT				332,904 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.91	12.02		
RETAIL AREA									
OTHER AREA	3.57	4.51			2				
TOTAL RENT	12.45	13.00			3				
MISCELLANEOUS									
TOTAL INCOME	12.45	13.00			3				
EXPENSE									
CLEANING	.82	.79	.66	1.02	5	.89	.85	.71	1.07
REPAIR MAINT	1.38	1.37	.89	1.74	5	1.48	1.37	.94	1.95
UTILITIES	1.48	1.50	1.37	1.59	5	1.59	1.64	1.49	1.66
RDS GNDS SEC	.14	.06	.03	.25	5	.14	.06	.03	.25
ADMINISTRATIVE	.01	.01	.00	.01	5	.01	.01	.00	.01
TOTAL OPER EXP	3.82	4.25	3.01	4.29	5	4.11	4.25	3.18	4.82
FIXED EXPENSES									
TOTAL OPER+FIXED	3.82	4.25	3.01	4.29	5		4.25	3.18	4.82
LEASING EXP									
TOTAL PAYROLL	.65	.58	.51	.80	5				
TOTAL CONTRACT	1.42	1.44	.90	1.84	5				

AVG SQFT OFC TEN	30264	5	AVG OFFICE OCCUPANCY	100.0	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	175	3	AVG RATE YR-END RENT	12.00	3
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.79	5	ADMIN TOTAL	.01	5
PAYROLL			PAYROLL		
CONTRACT	.75	5	MGMT FEES		
SUP MAT MISC	.00	2	LEGAL FEES		
TRASH REMOVAL	.03	4	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	1.37	5	OTHER ADM EXP	.01	5
PAYROLL	.58	5			
ELEVATOR	.29	5	FIXED EXP TOTAL		
HVAC	.09	5	REAL ESTATE TAX		
ELECTRICAL	.02	5	BUILDING INS		
STRUCT ROOF	.01	2	PERS PROP TAX		
PLUMBING	.12	2	OTHER TAXES		
FIRE LIFE SFTY	.03	3			
OTHER MAINT SUP	.08	5	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.50	5	COMM FEES		
ELECTRIC	.98	5	TENANT ALTS		
GAS	.44	2	BUY-OUTS		
FUEL OIL	.32	3			
PURCH STEAM			TOTAL PAYROLL	.58	5
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.58	5
WATER SEWER	.06	2	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.06	5	ADMINISTRATIVE		
RDS GNDS TOTAL	.04	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.44	5
RDS GNDS CONTR	.04	4	CLEANING	.75	5
RDS GNDS OTHER	.01	1	REPAIR MAINT	.43	5
SECURITY TOTAL	.10	4	RDS GROUNDS	.04	4
SEC PAYROLL			SECURITY	.10	4
SEC CONTRACTS	.10	4	ADMINISTRATIVE		
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
QUEBEC
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	484,528 SQ.FT.				387,198 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	8.25	8.25		
RETAIL AREA									
OTHER AREA	4.19	4.19			2				
TOTAL RENT	7.22	7.22			2				
MISCELLANEOUS									
TOTAL INCOME	7.22	7.22			2				
EXPENSE									
CLEANING	.69	.55			3	.87	.74		
REPAIR MAINT	1.02	1.07			3	1.27	1.44		
UTILITIES	1.28	1.24			3	1.61	1.67		
RDS GNDS SEC	.30	.34			3	.30	.34		
ADMINISTRATIVE	.02	.00			3	.02	.00		
TOTAL OPER EXP	3.31	3.20			3	4.14	4.30		
FIXED EXPENSES									
TOTAL OPER+FIXED	3.31	3.20			3		4.30		
LEASING EXP									
TOTAL PAYROLL	1.01	1.10			3				
TOTAL CONTRACT	.94	.79			3				

AVG SQFT OFC TEN	25813	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	267	3	AVG RATE YR-END RENT	8.00	2
			RENTABLE GROSS SQFT	.73	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.55	3	ADMIN TOTAL	.00	3
PAYROLL	.23	3	PAYROLL	.07	1
CONTRACT	.30	3	MGMT FEES		
SUP MAT MISC	.01	2	LEGAL FEES		
TRASH REMOVAL	.01	3	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	1.07	3	OTHER ADM EXP	.00	2
PAYROLL	.87	3			
ELEVATOR	.05	3	FIXED EXP TOTAL		
HVAC	.06	3	REAL ESTATE TAX		
ELECTRICAL	.01	3	BUILDING INS		
STRUCT ROOF	.03	3	PERS PROP TAX		
PLUMBING	.01	3	OTHER TAXES		
FIRE LIFE SFTY	.02	3			
OTHER MAINT SUP	.03	2	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.24	3	COMM FEES		
ELECTRIC	.64	3	TENANT ALTS		
GAS	.01	2	BUY-OUTS		
FUEL OIL	.52	3			
PURCH STEAM			TOTAL PAYROLL	1.10	3
PURCH CH WTR			CLEANING	.23	3
COAL			REPAIR MAINT	.87	3
WATER SEWER	.07	2	RDS GROUNDS	.01	1
			SECURITY	.00	1
RDS GNDS SEC TOT	.34	3	ADMINISTRATIVE	.07	1
RDS GNDS TOTAL	.06	3			
RDS GNDS PAYRL	.01	1	TOTAL CONTRACTS	.79	3
RDS GNDS CONTR	.06	3	CLEANING	.30	3
RDS GNDS OTHER	.00	2	REPAIR MAINT	.15	3
SECURITY TOTAL	.28	3	RDS GROUNDS	.06	3
SEC PAYROLL	.00	1	SECURITY	.28	3
SEC CONTRACTS	.28	3	ADMINISTRATIVE		
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
TORONTO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS 3,405,528 SQ.FT.					2,811,250 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.24	92	.62	1.86	15	1.51	1.12	.69	2.05
REPAIR-MAINT	1.19	1.42	.93	2.07	15	1.44	1.44	1.05	2.13
UTILITIES	1.88	1.37	.79	2.41	15	2.23	1.38	.94	2.44
RDS GNDS SEC	.41	.46	.35	.56	15	.41	.48	.35	.56
ADMINISTRATIVE	.16	.18	.11	.20	15	.16	.18	.11	.20
TOTAL OPER EXP	4.89	4.89	2.86	6.80	15	5.86	4.98	3.16	7.82
FIXED EXPENSES									
TOTAL OPER+FIXED	4.89	4.89	2.86	6.80	15		4.98	3.16	7.82
LEASING EXP									
TOTAL PAYROLL	1.42	1.42	.88	2.59	15				
TOTAL CONTRACT	1.35	1.63	1.03	1.75	15				

AVG SQFT OFC TEN	82071	14	AVG OFFICE OCCUPANCY	99.2	14
AVG SQFT RET TEN	3616	10	AVG RETAIL OCCUPANCY	91.0	10
AVG SQFT OFC WORK	208	12	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.84	13

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.92	15	ADMIN TOTAL	.18	15
PAYROLL	.15	13	PAYROLL	.18	14
CONTRACT	.57	14	MGMT FEES		
SUP MAT MISC	.01	11	LEGAL FEES		
TRASH REMOVAL	.01	7	AUDIT FEES		
			GEN OFC EXP	.00	6
REPR MAINT TOTAL	1.42	15	OTHER ADM EXP	.00	3
PAYROLL	.75	13			
ELEVATOR	.12	15	FIXED EXP TOTAL		
HVAC	.19	15	REAL ESTATE TAX		
ELECTRICAL	.03	15	BUILDING INS		
STRUCT ROOF	.05	13	PERS PROP TAX		
PLUMBING	.02	15	OTHER TAXES		
FIRE LIFE SFTY	.01	12			
OTHER MAINT SUP	.03	15	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.37	15	COMM FEES		
ELECTRIC	.94	15	TENANT ALTS		
GAS	.38	8	BUY-OUTS		
FUEL OIL					
PURCH STEAM	1.35	7	TOTAL PAYROLL	1.42	15
PURCH CH WTR			CLEANING	.09	13
COAL			REPAIR MAINT	.75	13
WATER SEWER	.06	5	RDS GROUNDS	.03	12
			SECURITY	.32	11
RDS GNDS SEC TOT	.48	15	ADMINISTRATIVE	.18	14
RDS GNDS TOTAL	.07	15			
RDS GNDS PAYRL	.03	12	TOTAL CONTRACTS	1.63	15
RDS GNDS CONTR	.02	15	CLEANING	.54	15
RDS GNDS OTHER	.05	7	REPAIR MAINT	.47	15
SECURITY TOTAL	.37	14	RDS GROUNDS	.04	15
SEC PAYROLL	.32	11	SECURITY	.35	6
SEC CONTRACTS	34	6	ADMINISTRATIVE		
SEC OTHER	.03	1			

CANADIAN GOVERNMENT SECTOR
TORONTO
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 808,471 SQ.FT.					585,127 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.75	1.06	.71	3.19	5	1.81	1.14	.73	3.33
REPAIR-MAINT	1.62	1.52	1.22	2.01	5	1.68	1.62	1.26	2.04
UTILITIES	1.52	1.37	1.07	1.91	5	1.57	1.38	1.14	1.94
RDS GNDS SEC	.71	.56	.46	.98	5	.71	.56	.46	.98
ADMINISTRATIVE	.32	.19	.17	.56	5	.32	.19	.17	.56
TOTAL OPER EXP	5.92	4.90	4.14	8.04	5	6.12	4.98	4.32	8.36
FIXED EXPENSES									
TOTAL OPER+FIXED	5.92	4.90	4.14	8.04	5		4.98	4.32	8.36
LEASING EXP									
TOTAL PAYROLL	2.81	1.68	1.24	4.87	5				
TOTAL CONTRACT	1.58	1.75	1.33	1.81	5				

AVG SQFT OFC TEN	58513	5	AVG OFFICE OCCUPANCY	100.0	5
AVG SQFT RET TEN	2231	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	230	5	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.85	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.06	5	ADMIN TOTAL	.19	5
PAYROLL	.15	5	PAYROLL	.19	5
CONTRACT	.62	4	MGMT FEES		
SUP MAT MISC	.05	3	LEGAL FEES		
TRASH REMOVAL	.01	1	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	1.52	5	OTHER ADM EXP		
PAYROLL	.96	4			
ELEVATOR	.12	5	FIXED EXP TOTAL		
HVAC	.31	5	REAL ESTATE TAX		
ELECTRICAL	.09	5	BUILDING INS		
STRUCT ROOF	.07	5	PERS PROP TAX		
PLUMBING	.02	5	OTHER TAXES		
FIRE LIFE SFTY	.03	4			
OTHER MAINT SUP	.02	5	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.37	5	COMM FEES		
ELECTRIC	.94	5	TENANT ALTS		
GAS	.36	4	BUY-OUTS		
FUEL OIL					
PURCH STEAM	1.03	1	TOTAL PAYROLL	1.68	5
PURCH CH WTR			CLEANING	.15	5
COAL			REPAIR MAINT	.96	4
WATER SEWER	.08	3	RDS GROUNDS	.03	5
			SECURITY	.04	5
RDS. GNDS. SEC TOT	.56	5	ADMINISTRATIVE	.19	5
RDS GNDS TOTAL	.08	5			
RDS GNDS PAYRL	.03	5	TOTAL CONTRACTS	1.75	5
RDS GNDS CONTR	.04	5	CLEANING	.61	5
RDS GNDS OTHER	.03	1	REPAIR MAINT	.77	5
SECURITY TOTAL	.40	5	RDS GROUNDS	.04	5
SEC PAYROLL	.04	5	SECURITY	.36	3
SEC CONTRACTS	.36	3	ADMINISTRATIVE		
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
TORONTO
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 1,146,277 SQ.FT.					1,087,961 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.56	.96	.51	1.27	7	.59	1.05	.54	1.27
REPAIR-MAINT	.87	.79	.70	1.53	7	.92	.86	.71	1.62
UTILITIES	1.09	1.06	1.03	1.33	7	1.15	1.13	1.05	1.46
RDS GNDS SEC	.45	.55	.41	.74	5	.45	.55	.41	.74
ADMINISTRATIVE	.15	.09	.04	.95	6	.15	.09	.04	.95
TOTAL OPER EXP	3.11	3.58	2.70	5.46	7	3.27	4.00	2.77	5.87
FIXED EXPENSES									
TOTAL OPER+FIXED	3.11	3.58	2.70	5.46	7		4.00	2.77	5.87
LEASING EXP									
TOTAL PAYROLL	.51	1.12	.35	1.61	6				
TOTAL CONTRACT	1.15	1.09	.82	2.18	7				

AVG SQFT OFC TEN	29866	6	AVG OFFICE OCCUPANCY	97.1	7
AVG SQFT RET TEN	2254	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	372	3	AVG RATE YR-END RENT	10.00	1
			RENTABLE GROSS SQFT	.85	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.96	7	ADMIN TOTAL	.09	6
PAYROLL	.31	4	PAYROLL	.09	5
CONTRACT	.52	7	MGMT FEES		
SUP MAT MISC	.01	4	LEGAL FEES		
TRASH REMOVAL	.01	2	AUDIT FEES		
			GEN OFC EXP	.00	4
REPR MAINT TOTAL	.79	7	OTHER ADM EXP	.01	2
PAYROLL	.52	5			
ELEVATOR	.14	5	FIXED EXP TOTAL		
HVAC	.20	7	REAL ESTATE TAX		
ELECTRICAL	.02	7	BUILDING INS		
STRUCT ROOF	.06	3	PERS PROP TAX		
PLUMBING	.03	7	OTHER TAXES		
FIRE LIFE SFTY	.03	2			
OTHER MAINT SUP	.14	6	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.06	7	COMM FEES		
ELECTRIC	.84	7	TENANT ALTS		
GAS	.36	7	BUY-OUTS		
FUEL OIL	.14	1			
PURCH STEAM			TOTAL PAYROLL	1.12	8
PURCH CH WTR			CLEANING	.31	4
COAL			REPAIR MAINT	.52	5
WATER SEWER	.03	2	RDS GROUNDS	.01	3
			SECURITY	.05	3
RDS GNDS SEC TOT	.55	5	ADMINISTRATIVE	.09	5
RDS GNDS TOTAL	.12	4			
RDS GNDS PAYRL	.01	3	TOTAL CONTRACTS	1.09	7
RDS GNDS CONTR	.10	4	CLEANING	.52	7
RDS GNDS OTHER			REPAIR MAINT	.42	7
SECURITY TOTAL	.44	5	RDS GROUNDS	.10	4
SEC PAYROLL	.05	3	SECURITY	.44	5
SEC CONTRACTS	.44	5	ADMINISTRATIVE		
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
TORONTO
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 78,620 SQ.FT.					74,698 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.24	1.27			3	1.30	1.27		
REPAIR-MAINT	.89	.77			3	.94	.86		
UTILITIES	1.04	1.06			3	1.10	1.06		
RDS GNDS SEC	.55	.55			1	.55	.55		
ADMINISTRATIVE	1.10	.85			2	1.10	.85		
TOTAL OPER EXP	4.34	3.58			3	4.57	4.00		
FIXED EXPENSES									
TOTAL OPER+FIXED	4.34	3.58			3		4.00		
LEASING EXP									
TOTAL PAYROLL	1.73	1.61			2				
TOTAL CONTRACT	1.53	1.09			3				

AVG SQFT OFC TEN	16806	2	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	604	1	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.86	1

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.27	3	ADMIN TOTAL	.85	2
PAYROLL	.88	2	PAYROLL	.92	1
CONTRACT	.88	3	MGMT FEES		
SUP MAT MISC	.06	2	LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP	.38	2
REPR MAINT TOTAL	.77	3	OTHER ADM EXP		
PAYROLL	.52	1			
ELEVATOR	.10	1	FIXED EXP TOTAL		
HVAC	.20	3	REAL ESTATE TAX		
ELECTRICAL	.01	3	BUILDING INS		
STRUCT ROOF	.06	1	PERS PROP TAX		
PLUMBING	.01	3	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.18	3	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.06	3	COMM FEES		
ELECTRIC	.45	3	TENANT ALTS		
GAS	.36	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	1.61	2
PURCH CH WTR			CLEANING	.88	2
COAL			REPAIR MAINT	.52	1
WATER SEWER	.02	1	RDS GROUNDS	.01	1
			SECURITY	.01	1
RDS GNDS SEC TOT	.55	1	ADMINISTRATIVE	.92	1
RDS GNDS TOTAL	.17	1			
RDS GNDS PAYRL	.01	1	TOTAL CONTRACTS	1.09	3
RDS GNDS CONTR	.16	1	CLEANING	.88	3
RDS GNDS OTHER			REPAIR MAINT	.42	3
SECURITY TOTAL	.38	1	RDS GROUNDS	.16	1
SEC PAYROLL	.01	1	SECURITY	.37	1
SEC CONTRACTS	.37	1	ADMINISTRATIVE		
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
VANCOUVER
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA 4 BLDS 297,435 SQ.FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 254,717 SQ.FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.58	.57	.55	.67	4	.66	.67	.63	.74
REPAIR-MAINT	.75	.47	.30	.85	4	.87	.50	.31	1.05
UTILITIES	1.07	.86	.67	1.21	4	1.25	.90	.74	1.44
RDS GNDS SEC	.01	.01			2	.01	.01		
ADMINISTRATIVE	.16	.20	.01	.56	4	.16	.20	.01	.58
TOTAL OPER EXP	2.56	2.40	2.01	2.82	4	2.99	2.51	2.15	3.37
FIXED EXPENSES									
TOTAL OPER+FIXED	2.56	2.40	2.01	2.82	4		2.51	2.15	3.37
LEASING EXP									
TOTAL PAYROLL	.82	.86	.34	.73	4				
TOTAL CONTRACT	.58	.58	.48	.84	4				

AVG SQFT OFC TEN	47220	4	AVG OFFICE OCCUPANCY	92.7	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.57	3
PAYROLL	.28	1
CONTRACT	.54	3
SUP MAT MISC	.00	2
TRASH REMOVAL		
REPR MAINT TOTAL	.58	3
PAYROLL	.55	2
ELEVATOR	.10	3
HVAC	.03	3
ELECTRICAL	.01	3
STRUCT ROOF		
PLUMBING	.03	3
FIRE LIFE SFTY		
OTHER MAINT SUP	.08	3
UTILITIES TOTAL	.82	3
ELECTRIC	.51	3
GAS	.12	3
FUEL OIL		
PURCH STEAM	.85	1
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT	.01	2
RDS GNDS TOTAL	.01	2
RDS GNDS PAYRL		
RDS GNDS CONTR	.01	2
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.01	3
PAYROLL	.71	1
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.01	3
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	.71	3
CLEANING	.28	1
REPAIR MAINT	.55	2
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.71	1
TOTAL CONTRACTS	.58	3
CLEANING	.54	3
REPAIR MAINT	.03	3
RDS GROUNDS	.01	2
SECURITY		
ADMINISTRATIVE		

CANADIAN GOVERNMENT SECTOR
VICTORIA
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA 18 BLDS 1,407,253 SQ.FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 1,343,574 SQ.FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.60	.57	.49	.64	18	.63	.60	.49	.66
REPAIR-MAINT	.72	.42	.33	.73	18	.75	.42	.34	.74
UTILITIES	.93	.94	.78	1.12	18	.98	.94	.79	1.25
RDS GNDS SEC	.29	.09	.03	.14	17	.29	.09	.03	.14
ADMINISTRATIVE	.16	.04	.04	.15	17	.16	.04	.04	.15
TOTAL OPER EXP	2.70	2.19	1.96	2.74	18	2.82	2.22	1.97	2.83
FIXED EXPENSES									
TOTAL OPER+FIXED	2.70	2.19	1.96	2.74	18		2.22	1.97	2.83
LEASING EXP									
TOTAL PAYROLL	.42	.20	.13	.34	18				
TOTAL CONTRACT	1.04	.88	.70	1.04	18				

AVG SQFT OFC TEN	30536	18	AVG OFFICE OCCUPANCY	100.0	18
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.91	18

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

CANADIAN GOVERNMENT SECTOR
VICTORIA
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	312,808 SQ.FT.				308,068 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.53	.53	.45	.63	11	.53	.60	.45	.63
REPAIR MAINT	.45	.41	.31	.54	11	.45	.41	.33	.54
UTILITIES	1.00	.97	.76	1.40	11	1.01	.99	.78	1.40
RDS GNDS SEC	.09	.11	.04	.15	10	.09	.11	.04	.15
ADMINISTRATIVE	.16	.09	.04	.15	10	.16	.09	.04	.15
TOTAL OPER EXP	2.21	2.19	1.91	2.76	11	2.24	2.19	1.91	2.81
FIXED EXPENSES									
TOTAL OPER+FIXED	2.21	2.19	1.91	2.76	11		2.19	1.91	2.81
LEASING EXP									
TOTAL PAYROLL	.25	.18	.11	.28	11				
TOTAL CONTRACT	.80	.90	.62	1.05	11				

AVG SQFT OFC TEN	14670	11	AVG OFFICE OCCUPANCY	100.0	11
AVG SQFT RET TEN			AVG RETAIL OCCUPANCY		
AVG SQFT OFC WORK			AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.90	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM/FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
VICTORIA
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	201,958 SQ.FT.				199,728 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.61	.59			3	.62	.59		
REPAIR-MAINT	.40	.42			3	.40	.42		
UTILITIES	.82	.83			3	.83	.83		
RDS GNDS SEC	.04	.01			3	.04	.01		
ADMINISTRATIVE	.08	.04			3	.08	.04		
TOTAL OPER EXP	1.96	1.96			3	1.98	1.98		
FIXED EXPENSES									
TOTAL OPER+FIXED	1.96	1.96			3		1.98		
LEASING EXP									
TOTAL PAYROLL	.14	.14			3				
TOTAL CONTRACT	.86	.87			3				

AVG SQFT OFC TEN	33288	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN			AVG RETAIL OCCUPANCY		
AVG SQFT OFC WORK			AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.90	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM/FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
VICTORIA
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	892,487 SQ.FT.				835,778 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.63	.57	.55	.67	4	.67	.64	.59	.72
REPAIR-MAINT	.69	.61	.58	1.04	4	.95	.93	.60	1.15
UTILITIES	.94	.93	.81	1.12	4	1.00	.95	.81	1.29
RDS GNDS SEC	.41	.10	.06	.61	4	.41	.10	.06	.61
ADMINISTRATIVE	.17	.09	.04	.27	4	.17	.09	.04	.27
TOTAL OPER EXP	3.03	2.49	2.24	3.50	4	3.24	2.89	2.30	3.86
FIXED EXPENSES									
TOTAL OPER+FIXED	3.03	2.49	2.24	3.50	4		2.89	2.30	3.86
LEASING EXP									
TOTAL PAYROLL	.54	.34	.27	.67	4				
TOTAL CONTRACT	1.16	.94	.84	1.34	4				

AVG SQFT OFC TEN	49163	4	AVG OFFICE OCCUPANCY	100.0	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.92	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM/FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS. GROUNDS		
WATER SEWER			SECURITY		
RDS. GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

CANADA GOVERNMENT SECTOR
SPECIAL STUDIES

ALL BUILDINGS–1985 327
2 YEAR COMPARISON OF IDENTICAL BUILDINGS 328
5 YEAR COMPARISON OF IDENTICAL BUILDINGS 329
ALL ELECTRIC BUILDINGS 332

CANADIAN GOVERNMENT SECTOR
ALL BUILDINGS-1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	175 BLDS 28,065,886 SQ.FT.					25,193,215 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.82	.75	.53	1.07	175	.91	.78	.58	1.28
REPAIR-MAINT	.94	.76	.48	1.10	175	1.05	.84	.52	1.34
UTILITIES	1.35	1.19	.88	1.50	175	1.50	1.37	1.05	1.69
RDS GNDS SEC	.33	.17	.03	.43	151	.33	.17	.03	.43
ADMINISTRATIVE	.17	.15	.03	.26	133	.17	.15	.03	.26
TOTAL OPER EXP	3.52	3.20	2.43	4.07	175	3.91	3.69	2.72	4.88
FIXED EXPENSES	4.02	2.85	.99	5.23	4	4.02	2.85	.99	5.23
TOTAL OPER+FIXED	3.66	3.20	2.43	4.10	175	11.37	3.69	2.72	4.92
LEASING EXP	.01	.01			1				
TOTAL PAYROLL	.92	.54	.28	1.11	154				
TOTAL CONTRACT	.99	.97	.61	1.43	172				

AVG SQFT OFC TEN	43279	187	AVG OFFICE OCCUPANCY	97.9	172
AVG SQFT RET TEN	2012	28	AVG RETAIL OCCUPANCY	83.5	29
AVG SQFT OFC WORK	252	83	AVG RATE YR-END RENT	10.88	9
			RENTABLE GROSS SQFT	.78	87

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.78	127
PAYROLL	.23	64
CONTRACT	.55	124
SUP MAT MISC	.01	74
TRASH REMOVAL	.01	60
REPR MAINT TOTAL	.77	127
PAYROLL	.40	98
ELEVATOR	.11	114
HVAC	.07	116
ELECTRICAL	.02	122
STRUCT ROOF	.05	51
PLUMBING	.03	115
FIRE LIFE SFTY	.02	47
OTHER MAINT SUP	13	104
UTILITIES TOTAL	1.28	127
ELECTRIC	.85	128
GAS	.30	61
FUEL OIL	.50	32
PURCH STEAM	66	30
PURCH CH WTR		
COAL	.05	1
WATER SEWER	.05	26
RDS GNDS SEC TOT	.20	105
RDS GNDS TOTAL	.05	73
RDS GNDS PAYRL	.02	35
RDS GNDS CONTR	.03	70
RDS GNDS OTHER	.01	18
SECURITY TOTAL	.23	93
SEC PAYROLL	.02	36
SEC CONTRACTS	.19	84
SEC OTHER	.00	5

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.07	86
PAYROLL	.17	55
MGMT FEES	.00	2
LEGAL FEES	.00	1
AUDIT FEES	.00	1
GEN OFC EXP	.00	23
OTHER ADM EXP	.01	39
FIXED EXP TOTAL	6.71	1
REAL ESTATE TAX	6.71	1
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	.65	108
CLEANING	.23	64
REPAIR MAINT	.40	98
RDS GROUNDS	.01	35
SECURITY	.02	36
ADMINISTRATIVE	.17	55
TOTAL CONTRACTS	1.00	126
CLEANING	.55	124
REPAIR MAINT	.17	125
RDS GROUNDS	.04	74
SECURITY	.19	82
ADMINISTRATIVE	.00	4

CANADIAN GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (2 YEARS)
1984

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	144 BLDS 20,322,163 SQ.FT.					18,108,603 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.82	.75	.56	1.21	144	.92	.84	.61	1.44
REPAIR-MAINT	.94	.67	.45	1.04	144	1.06	.72	.52	1.33
UTILITIES	1.35	1.11	.78	1.48	144	1.51	1.32	.92	1.71
RDS GNDS SEC	.30	.19	.03	.43	125	.30	.19	.03	.43
ADMINISTRATIVE	.12	.09	.01	.29	98	.12	.09	.01	.29
TOTAL OPER EXP	3.47	2.96	2.31	4.05	144	3.89	3.54	2.44	5.07
FIXED EXPENSES	3.27	.87	.36	1.21	21	3.27	.67	.36	1.21
TOTAL OPER+FIXED	3.65	3.11	2.40	4.24	144	11.04	3.67	2.47	5.07
LEASING EXP	1.79	1.12			2				
TOTAL PAYROLL	1.10	.63	.32	1.62	117				
TOTAL CONTRACT	1.21	1.15	.82	1.95	143				

AVG SQFT OFC TEN	15579	66	AVG OFFICE OCCUPANCY	97.9	138
AVG SQFT RET TEN	4581	10	AVG RETAIL OCCUPANCY	90.8	28
AVG SQFT OFC WORK	236	57	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.87	70

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.75	46	ADMIN TOTAL	.11	27
PAYROLL	.07	37	PAYROLL	.09	25
CONTRACT	.63	45	MGMT FEES	.53	2
SUP MAT MISC	.04	13	LEGAL FEES		
TRASH REMOVAL	.02	14	AUDIT FEES		
			GEN OFC EXP	.05	4
REPR MAINT TOTAL	.67	46	OTHER ADM EXP	.01	1
PAYROLL	.26	45			
ELEVATOR	.07	39	FIXED EXP TOTAL	6.73	1
HVAC	.13	43	REAL ESTATE TAX	6.73	1
ELECTRICAL	.06	44	BUILDING INS		
STRUCT ROOF	.05	29	PERS PROP TAX		
PLUMBING	.02	40	OTHER TAXES		
FIRE LIFE SFTY	.03	11			
OTHER MAINT SUP	.08	23	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.00	46	COMM FEES		
ELECTRIC	.63	46	TENANT ALTS		
GAS	.26	25	BUY-OUTS		
FUEL OIL	.28	19			
PURCH STEAM	.73	7	TOTAL PAYROLL	.38	44
PURCH CH WTR	.06	1	CLEANING	.07	37
COAL			REPAIR MAINT	.26	43
WATER SEWER	.04	40	RDS GROUNDS	.02	29
			SECURITY	.02	31
RDS GNDS SEC TOT	.41	46	ADMINISTRATIVE	.10	26
RDS GNDS TOTAL	.07	40			
RDS GNDS PAYRL	.02	29	TOTAL CONTRACTS	1.43	45
RDS GNDS CONTR	.04	31	CLEANING	.63	44
RDS GNDS OTHER	.02	7	REPAIR MAINT	.31	45
SECURITY TOTAL	.30	46	RDS GROUNDS	.05	36
SEC PAYROLL	.02	32	SECURITY	.31	35
SEC CONTRACTS	.31	35	ADMINISTRATIVE		
SEC OTHER	.03	3			

CANADIAN GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (2 YEARS)
1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	144 BLDS 20,923,833 SQ.FT.					18,388,983 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.81	.71	.52	1.11	144	.93	.76	.58	1.41
REPAIR-MAINT	.91	.68	.44	1.04	144	1.03	.80	.52	1.29
UTILITIES	1.38	1.12	.86	1.49	144	1.54	1.34	1.03	1.71
RDS GNDS SEC	.30	.19	.02	.45	121	.30	.19	.02	.45
ADMINISTRATIVE	.18	.15	.04	.26	107	.18	.15	.04	.26
TOTAL OPER EXP	3.46	3.13	2.30	4.05	144	3.93	3.68	2.60	5.07
FIXED EXPENSES	6.71	6.71			1	6.71	6.71		
TOTAL OPER+FIXED	3.61	3.13	2.30	4.05	144	16.05	3.68	2.60	5.07
LEASING EXP									
TOTAL PAYROLL	.96	.51	.27	1.37	125				
TOTAL CONTRACT	.89	.89	.51	1.40	143				

AVG SQFT OFC TEN	41796	138	AVG OFFICE OCCUPANCY	97.8	142
AVG SQFT RET TEN	1163	20	AVG RETAIL OCCUPANCY	82.9	21
AVG SQFT OFC WORK	236	57	AVG RATE YR-END RENT	10.00	1
			RENTABLE GROSS SQFT	.87	70

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.73	103	ADMIN TOTAL	.08	66
PAYROLL	.51	49	PAYROLL	.17	42
CONTRACT	.52	100	MGMT FEES	.00	2
SUP MAT MISC	.01	71	LEGAL FEES	.00	1
TRASH REMOVAL	.01	40	AUDIT FEES	.00	1
			GEN OFC EXP	.00	23
REPR MAINT TOTAL	.75	103	OTHER ADM EXP	.01	32
PAYROLL	.35	74			
ELEVATOR	.13	90	FIXED EXP TOTAL	6.71	1
HVAC	.05	92	REAL ESTATE TAX	6.71	1
ELECTRICAL	.02	99	BUILDING INS		
STRUCT ROOF	.04	31	PERS PROP TAX		
PLUMBING	.04	97	OTHER TAXES		
FIRE LIFE SFTY	.02	23			
OTHER MAINT SUP	.14	95	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.26	103	COMM/FEES		
ELECTRIC	.77	102	TENANT ALTS		
GAS	.29	54	BUY-OUTS		
FUEL OIL	.53	22			
PURCH STEAM	.66	30	TOTAL PAYROLL	.71	84
PURCH CH WTR			CLEANING	.45	49
COAL	.05	1	REPAIR MAINT	.35	74
WATER SEWER	.05	17	RDS GROUNDS	.02	25
			SECURITY	.03	26
RDS GNDS SEC TOT	.25	81	ADMINISTRATIVE	.17	42
RDS GNDS TOTAL	.06	50			
RDS GNDS PAYRL	.03	25	TOTAL CONTRACTS	.84	102
RDS GNDS CONTR	.03	47	CLEANING	.52	100
RDS GNDS OTHER	.04	12	REPAIR MAINT	.11	101
SECURITY TOTAL	.28	74	RDS GROUNDS	.04	50
SEC PAYROLL	.03	26	SECURITY	.24	64
SEC CONTRACTS	.24	65	ADMINISTRATIVE	.00	4
SEC OTHER	.03	1			

CANADIAN GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1981

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	91 BLDS 14,111,010 SQ.FT.					12,605,759 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.60	.72	.47	.90	91	.67	.78	.48	1.01
REPAIR-MAINT	.91	.71	.40	1.02	91	1.02	.77	.44	1.15
UTILITIES	1.00	.89	.70	1.13	91	1.12	1.00	.77	1.34
RDS GNDS SEC	.22	.15	.01	.40	85	.22	.15	.01	.40
ADMINISTRATIVE	.08	.04	.00	.22	71	.08	.04	.00	.22
TOTAL OPER EXP	2.78	2.73	2.05	3.31	91	3.10	3.09	2.41	3.68
FIXED EXPENSES	.25	.32			2	.25	.32		
TOTAL OPER+FIXED	2.49	2.72			2	3.85	2.81		
LEASING EXP	.00	.00			1				
TOTAL PAYROLL	.70	.46	.24	1.01	84				
TOTAL CONTRACT	1.12	1.09	.78	1.41	91				

AVG SQFT OFC TEN	50052	88	AVG OFFICE OCCUPANCY	98.5	91
AVG SQFT RET TEN	7406	17	AVG RETAIL OCCUPANCY	90.0	17
AVG SQFT OFC WORK	229	38	AVG RATE YR-END RENT	3.72	1
			RENTABLE GROSS SQFT	.85	38

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	90
PAYROLL	.25	33
CONTRACT	.49	87
SUP MAT MISC	.01	83
TRASH REMOVAL	.00	11
REPR MAINT TOTAL	.70	90
PAYROLL	.25	76
ELEVATOR	.08	74
HVAC	.04	84
ELECTRICAL	.02	78
STRUCT ROOF	.01	28
PLUMBING	.02	80
FIRE LIFE SFTY	.05	80
OTHER MAINT SUP	.07	81
UTILITIES TOTAL	.89	90
ELECTRIC	.54	88
GAS	.17	54
FUEL OIL	.18	41
PURCH STEAM	.39	26
PURCH CH WTR	.00	5
COAL	.00	5
WATER SEWER	.02	19
RDS GNDS SEC TOT	.14	85
RDS GNDS TOTAL	.01	85
RDS GNDS PAYRL	.02	26
RDS GNDS CONTR	.03	36
RDS GNDS OTHER	.01	26
SECURITY TOTAL	.06	85
SEC PAYROLL	.01	15
SEC CONTRACTS	.22	60
SEC OTHER	.01	8

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.04	70
PAYROLL	.16	42
MGMT FEES		
LEGAL FEES		
AUDIT FEES	.01	1
GEN OFC EXP	.01	21
OTHER ADM EXP	.00	28
FIXED EXP TOTAL	.63	1
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX	.63	1
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	.46	84
CLEANING	.33	34
REPAIR MAINT	.25	77
RDS GROUNDS	.02	26
SECURITY	.01	17
ADMINISTRATIVE	.16	41
TOTAL CONTRACTS	1.09	91
CLEANING	.49	88
REPAIR MAINT	.35	91
RDS GROUNDS	.03	38
SECURITY	.24	66
ADMINISTRATIVE	.00	6

CANADIAN GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1982

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	91 BLDS 14,117,097 SQ.FT.					12,757,786 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.66	.70	.49	.90	91	.73	.72	.52	1.07
REPAIR-MAINT	1.04	.77	.44	1.12	91	1.15	.82	.46	1.25
UTILITIES	1.11	1.03	.81	1.29	91	1.23	1.13	.88	1.37
RDS GNDS SEC	.23	.14	.03	.42	81	.23	.14	.03	.42
ADMINISTRATIVE	.05	.04	.00	.12	69	.05	.04	.00	.12
TOTAL OPER EXP	3.07	2.97	2.34	3.37	91	3.39	3.25	2.53	3.77
FIXED EXPENSES									
TOTAL OPER+FIXED	6.16	6.16			1		6.16		
LEASING EXP	.53	1.28			2				
TOTAL PAYROLL	.74	.45	.23	1.11	82				
TOTAL CONTRACT	1.23	1.12	.91	1.54	88				

AVG SQFT OFC TEN	46364	89	AVG OFFICE OCCUPANCY	98.8	91
AVG SQFT RET TEN	7719	19	AVG RETAIL OCCUPANCY	92.2	21
AVG SQFT OFC WORK	232	40	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.85	40

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	91
PAYROLL	.07	24
CONTRACT	.67	38
SUP MAT MISC	.02	8
TRASH REMOVAL	.02	6
REPR MAINT TOTAL	.77	91
PAYROLL	.21	35
ELEVATOR	.04	33
HVAC	.12	37
ELECTRICAL	.06	33
STRUCT ROOF	.04	28
PLUMBING	.02	27
FIRE LIFE SFTY	.02	19
OTHER MAINT SUP	.12	25
UTILITIES TOTAL	1.03	91
ELECTRIC	.63	38
GAS	.30	22
FUEL OIL	.24	21
PURCH STEAM	1.26	6
PURCH CH WTR		
COAL		
WATER SEWER	.04	34
RDS GNDS SEC TOT	.14	81
RDS GNDS TOTAL	.05	29
RDS GNDS PAYRL	.03	17
RDS GNDS CONTR	.04	22
RDS GNDS OTHER	.01	12
SECURITY TOTAL	.33	38
SEC PAYROLL	.03	27
SEC CONTRACTS	.30	28
SEC OTHER	.02	5

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.04	69
PAYROLL	.05	33
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.01	13
OTHER ADM EXP	.05	12
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	1.28	2
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	.45	82
CLEANING	.07	24
REPAIR MAINT	.22	34
RDS GROUNDS	.04	18
SECURITY	.03	27
ADMINISTRATIVE	.05	34
TOTAL CONTRACTS	1.12	88
CLEANING	.57	39
REPAIR MAINT	.38	40
RDS GROUNDS	.04	24
SECURITY	.29	30
ADMINISTRATIVE	.10	2

CANADIAN GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1983

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	91 BLDS 14,154,583 SQ.FT.					12,759,553 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.88	.71	.50	.89	91	.75	.74	.54	1.04
REPAIR-MAINT	.98	.82	.60	1.06	91	1.08	.89	.63	1.16
UTILITIES	1.24	1.06	.82	1.29	91	1.37	1.16	.88	1.41
RDS GNDS SEC	.25	.18	.01	.49	78	.25	.18	.01	.49
ADMINISTRATIVE	.07	.05	.01	.14	59	.07	.08	.01	.14
TOTAL OPER EXP	3.17	2.85	2.28	3.66	91	3.50	3.16	2.45	4.10
FIXED EXPENSES									
TOTAL OPER+FIXED	3.14	2.95	2.28	3.66	90		3.14	2.43	4.08
LEASING EXP	.20	.20			1				
TOTAL PAYROLL	.90	.46	.30	1.24	74				
TOTAL CONTRACT	1.20	1.16	.96	1.48	90				

AVG SQFT OFC TEN	46327	90	AVG OFFICE OCCUPANCY	98.9	91
AVG SQFT RET TEN	3248	23	AVG RETAIL OCCUPANCY	91.3	25
AVG SQFT OFC WORK	245	29	AVG RATE YR-END RENT	15.33	2
			RENTABLE GROSS SQFT	.86	40

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.74	39	ADMIN TOTAL	.09	23
PAYROLL	.06	31	PAYROLL	.09	23
CONTRACT	.67	36	MGMT FEES		
SUP MAT MISC	.02	5	LEGAL FEES		
TRASH REMOVAL	.02	9	AUDIT FEES	.01	1
			GEN OFC EXP	.00	1
REPR MAINT TOTAL	.71	39	OTHER ADM EXP		
PAYROLL	.23	38			
ELEVATOR	.05	33	FIXED EXP TOTAL		
HVAC	.13	39	REAL ESTATE TAX		
ELECTRICAL	.07	36	BUILDING INS		
STRUCT ROOF	.04	32	PERS PROP TAX		
PLUMBING	.02	37	OTHER TAXES		
FIRE LIFE SFTY	.04	7			
OTHER MAINT SUP	.07	24	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.06	91	COMM FEES		
ELECTRIC	.63	39	TENANT ALTS		
GAS	.30	22	BUY-OUTS		
FUEL OIL	.30	23			
PURCH STEAM	.02	7	TOTAL PAYROLL	.37	38
PURCH CH WTR			CLEANING	.06	31
COAL			REPAIR MAINT	.23	38
WATER SEWER	.04	34	RDS GROUNDS	.02	25
			SECURITY	.04	25
RDS GNDS SEC TOT	.18	78	ADMINISTRATIVE	.09	23
RDS GNDS TOTAL	.07	33			
RDS GNDS PAYRL	.02	25	TOTAL CONTRACTS	1.24	39
RDS GNDS CONTR	.05	26	CLEANING	.67	36
RDS GNDS OTHER	.02	4	REPAIR MAINT	.35	39
SECURITY TOTAL	.34	36	RDS GROUNDS	.05	26
SEC PAYROLL	.04	25	SECURITY	.32	27
SEC CONTRACTS	.32	27	ADMINISTRATIVE		
SEC OTHER	.00	3			

CANADIAN GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1984

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	92 BLDS 14,208,729 SQ.FT.					12,784,892 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.73	.71	.53	.95	92	.81	.78	.55	1.11
REPAIR-MAINT	.90	.67	.46	1.12	92	1.00	.72	.51	1.27
UTILITIES	1.31	1.12	.84	1.40	92	1.45	1.27	.87	1.68
RDS GNDS SEC	.28	.19	.02	.50	83	.28	.19	.02	.50
ADMINISTRATIVE	.06	.03	.00	.11	57	.06	.03	.00	.11
TOTAL OPER EXP	3.24	2.94	2.19	3.95	92	3.60	3.24	2.38	4.51
FIXED EXPENSES	.28	.28			1	.28	.28		
TOTAL OPER+FIXED	3.24	2.94	2.19	3.95	92	3.23	3.24	2.38	4.51
LEASING EXP									
TOTAL PAYROLL	.98	.82	.34	1.37	72				
TOTAL CONTRACT	1.15	1.07	.79	1.57	92				

AVG SQFT OFC TEN	20055	38	AVG OFFICE OCCUPANCY	98.8	88
AVG SQFT RET TEN	2292	9	AVG RETAIL OCCUPANCY	90.0	23
AVG SQFT OFC WORK	239	28	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.88	40

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.75	39	ADMIN TOTAL	.09	23
PAYROLL	.07	32	PAYROLL	.09	22
CONTRACT	.63	36	MGMT FEES	.89	1
SUP MAT MISC	.03	12	LEGAL FEES		
TRASH REMOVAL	.02	12	AUDIT FEES		
			GEN OFC EXP	.25	2
REPR MAINT TOTAL	.66	39	OTHER ADM EXP		
PAYROLL	.28	38			
ELEVATOR	.06	33	FIXED EXP TOTAL		
HVAC	.14	38	REAL ESTATE TAX		
ELECTRICAL	.06	37	BUILDING INS		
STRICT ROOF	.06	28	PERS PROP TAX		
PLUMBING	.02	35	OTHER TAXES		
FIRE LIFE SFTY	.02	10			
OTHER MAINT SUP	.07	19	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.02	39	COMM FEES		
ELECTRIC	.65	39	TENANT ALTS		
GAS	.28	23	BUY-OUTS		
FUEL OIL	.23	16			
PURCH STEAM	.73	7	TOTAL PAYROLL	.41	38
PURCH CH WTR			CLEANING	.07	32
COAL			REPAIR MAINT	.28	38
WATER SEWER	.05	34	RDS GROUNDS	.02	27
			SECURITY	.02	27
RDS GNDS SEC TOT	.43	39	ADMINISTRATIVE	.09	22
RDS GNDS TOTAL	.08	37			
RDS GNDS PAYRL	.02	27	TOTAL CONTRACTS	1.43	39
RDS GNDS CONTR	.04	28	CLEANING	.63	38
RDS GNDS OTHER	.02	7	REPAIR MAINT	.31	39
SECURITY TOTAL	.34	39	RDS GROUNDS	.05	34
SEC PAYROLL	.02	27	SECURITY	.33	30
SEC CONTRACTS	.34	29	ADMINISTRATIVE		
SEC OTHER	.02	2			

CANADIAN GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	92 BLDS 14,509,125 SQ.FT.					12,857,164 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.77	.66	.50	1.01	92	.87	.73	.54	1.13
REPAIR-MAINT	.89	.69	.46	1.13	92	1.00	.78	.48	1.28
UTILITIES	1.36	1.12	.87	1.47	92	1.54	1.25	.99	1.81
RDS GNDS SEC	.28	.22	.02	.53	79	.28	.22	.02	.53
ADMINISTRATIVE	.13	.08	.02	.20	88	.13	.08	.02	.20
TOTAL OPER EXP	3.35	3.21	2.14	4.22	92	3.78	3.54	2.41	4.88
FIXED EXPENSES									
TOTAL OPER+FIXED	3.35	3.21	2.14	4.22	92		3.54	2.41	4.88
LEASING EXP									
TOTAL PAYROLL	.90	.63	.28	1.37	78				
TOTAL CONTRACT	.90	.87	.50	1.43	92				

AVG SQFT OFC TEN	47039	88	AVG OFFICE OCCUPANCY	98.3	90
AVG SQFT RET TEN	1158	17	AVG RETAIL OCCUPANCY	00.0	17
AVG SQFT OFC WORK	240	28	AVG RATE YR-END RENT	10.00	1
			RENTABLE GROSS SQFT	.88	40

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.73	79
PAYROLL	.51	39
CONTRACT	.49	77
SUP MAT MISC	.01	55
TRASH REMOVAL	.01	33
REPR MAINT TOTAL	.77	79
PAYROLL	.38	80
ELEVATOR	.11	71
HVAC	.07	73
ELECTRICAL	.02	75
STRUCT ROOF	.05	28
PLUMBING	.03	76
FIRE LIFE SFTY	.02	21
OTHER MAINT SUP	.14	71
UTILITIES TOTAL	1.19	79
ELECTRIC	.71	79
GAS	.32	46
FUEL OIL	.50	14
PURCH STEAM	.61	24
PURCH CH WTR		
COAL	.05	1
WATER SEWER	.05	14
RDS. GNDS. SEC TOT	.33	87
RDS GNDS TOTAL	.07	44
RDS GNDS PAYRL	.03	24
RDS GNDS CONTR	.03	41
RDS GNDS OTHER	.04	12
SECURITY TOTAL	.32	81
SEC PAYROLL	.04	23
SEC CONTRACTS	.29	52
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.08	53
PAYROLL	.18	34
MGMT FEES	.00	2
LEGAL FEES	.00	1
AUDIT FEES	.00	1
GEN OFC EXP	.00	18
OTHER ADM EXP	.01	23
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	.75	85
CLEANING	.40	39
REPAIR MAINT	.38	80
RDS GROUNDS	.03	24
SECURITY	.04	23
ADMINISTRATIVE	.18	34
TOTAL CONTRACTS	.90	79
CLEANING	.51	78
REPAIR MAINT	.13	79
RDS GROUNDS	.04	44
SECURITY	.29	52
ADMINISTRATIVE	.00	4

CANADIAN GOVERNMENT SECTOR
ALL ELECTRIC BUILDINGS
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	3,675,672 SQ.FT.				3,602,579 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.95	.98	.70	1.20	17	.97	.99	.71	1.33
REPAIR-MAINT	1.13	.73	.57	1.08	17	1.15	.75	.63	1.08
UTILITIES	1.35	1.42	1.24	1.55	17	1.37	1.47	1.24	1.64
RDS. GNDS. SEC	.52	.30	.14	.50	17	.52	.30	.14	.50
ADMINISTRATIVE	.27	.15	.03	.25	15	.27	.15	.03	.25
TOTAL OPER EXP	4.21	3.75	3.14	4.02	17	4.29	3.88	3.19	4.28
FIXED EXPENSES	6.71	6.71			1	6.71	6.71		
TOTAL OPER+FIXED	5.05	3.75	3.14	4.02	17	16.05	3.88	3.19	4.28
LEASING EXP									
TOTAL PAYROLL	1.25	.44	.37	.54	17				
TOTAL CONTRACT	1.40	1.62	1.15	1.95	17				

AVG SQFT OFC TEN	22082	14	AVG OFFICE OCCUPANCY	97.9	16
AVG SQFT RET TEN	2494	5	AVG RETAIL OCCUPANCY	00.0	5
AVG SQFT OFC WORK	279	15	AVG RATE YR-END RENT	14.00	1
			RENTABLE GROSS SQFT	.69	13

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.98	17
PAYROLL	.01	11
CONTRACT	.81	17
SUP MAT MISC	.05	2
TRASH REMOVAL	.02	9
REPR MAINT TOTAL	.73	17
PAYROLL	.29	17
ELEVATOR	.08	17
HVAC	.11	17
ELECTRICAL	.03	17
STRUCT ROOF	.06	15
PLUMBING	.02	15
FIRE LIFE SFTY	.01	15
OTHER MAINT SUP	.17	5
UTILITIES TOTAL	1.42	17
ELECTRIC	1.42	17
GAS		
FUEL OIL	.39	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.02	2
RDS GNDS SEC TOT	.30	17
RDS GNDS TOTAL	.08	14
RDS GNDS PAYRL	.00	7
RDS GNDS CONTR	.08	14
RDS GNDS OTHER	.00	1
SECURITY TOTAL	.28	16
SEC PAYROLL	.00	11
SEC CONTRACTS	.19	16
SEC OTHER	.00	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.15	15
PAYROLL	.17	14
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.09	1
OTHER ADM EXP	.01	1
FIXED EXP TOTAL	6.71	1
REAL ESTATE TAX	6.71	1
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	.44	17
CLEANING	.01	11
REPAIR MAINT	.29	17
RDS GROUNDS	.00	7
SECURITY	.00	11
ADMINISTRATIVE	.17	14
TOTAL CONTRACTS	1.62	17
CLEANING	.81	17
REPAIR MAINT	.33	17
RDS GROUNDS	.08	14
SECURITY	.22	15
ADMINISTRATIVE		

CANADIAN GOVERNMENT SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	190,630 SQ.FT.				173,285 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.91	.86			3	1.00	.86		
REPAIR-MAINT	.81	.71			3	.89	.74		
UTILITIES	1.56	1.54			3	1.72	1.61		
RDS. GNDS. SEC	.30	.16			3	.30	.16		
ADMINISTRATIVE	.17	.19			3	.17	.19		
TOTAL OPER EXP	3.74	3.95			3	4.11	4.07		
FIXED EXPENSES									
TOTAL OPER+FIXED	3.74	3.95			3		4.07		
LEASING EXP									
TOTAL PAYROLL	.37	.38			3				
TOTAL CONTRACT	1.77	1.90			3				

AVG SQFT OFC TEN	7220	3	AVG OFFICE OCCUPANCY	00.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	250	3	AVG RATE YR-END RENT	14.00	1
			RENTABLE GROSS SQFT	.85	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	3
PAYROLL		
CONTRACT	.86	3
SUP MAT MISC		
TRASH REMOVAL	.05	1
REPR MAINT TOTAL	.71	3
PAYROLL	.12	3
ELEVATOR	.08	3
HVAC	.18	3
ELECTRICAL	.01	3
STRUCT ROOF	.10	2
PLUMBING	.00	1
FIRE LIFE SFTY	.02	3
OTHER MAINT SUP	.04	1
UTILITIES TOTAL	1.54	3
ELECTRIC	1.54	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT	.16	3
RDS GNDS TOTAL	.10	3
RDS GNDS PAYRL		
RDS GNDS CONTR	.10	3
RDS GNDS OTHER		
SECURITY TOTAL	.23	2
SEC PAYROLL	.00	1
SEC CONTRACTS	.22	2
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.19	3
PAYROLL	.22	2
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.01	1
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	.38	3
CLEANING		
REPAIR/MAINT	.12	3
RDS GROUNDS		
SECURITY	.00	1
ADMINISTRATIVE	.22	2
TOTAL CONTRACTS	1.90	3
CLEANING	.86	3
REPAIR/MAINT	.35	3
RDS GROUNDS	.10	3
SECURITY	.22	2
ADMINISTRATIVE		

CANADIAN GOVERNMENT SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	858,270 SQ.FT.				817,451 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.99	1.20	.64	1.34	6	1.04	1.33	.64	1.44
REPAIR-MAINT	.96	.73	.52	1.76	6	1.01	.74	.57	1.93
UTILITIES	1.34	1.28	1.19	1.56	6	1.41	1.38	1.19	1.73
RDS GNDS SEC	.28	.30	.16	.44	6	.28	.30	.16	.44
ADMINISTRATIVE	.14	.10	.05	.19	4	.14	.10	.05	.19
TOTAL OPER EXP	3.68	3.64	3.19	4.52	6	3.88	3.92	3.19	5.04
FIXED EXPENSES									
TOTAL OPER+FIXED	3.68	3.64	3.19	4.52	6		3.92	3.19	5.04
LEASING EXP									
TOTAL PAYROLL	.62	.38	.19	1.53	6				
TOTAL CONTRACT	1.68	1.87	1.06	2.15	6				

AVG SQFT OFC TEN	11239	4	AVG OFFICE OCCUPANCY	99.3	5
AVG SQFT RET TEN	4022	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	269	4	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.84	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.20	6	ADMIN TOTAL	.10	4
PAYROLL	.07	4	PAYROLL	.10	4
CONTRACT	.92	6	MGMT FEES		
SUP MAT MISC	.02	1	LEGAL FEES		
TRASH REMOVAL	.03	2	AUDIT FEES		
			GEN OFC EXP	.09	1
REPR MAINT TOTAL	.73	6	OTHER ADM EXP		
PAYROLL	.22	6			
ELEVATOR	.11	6	FIXED EXP TOTAL		
HVAC	.06	6	REAL ESTATE TAX		
ELECTRICAL	.05	6	BUILDING INS		
STRUCT ROOF	.05	5	PERS PROP TAX		
PLUMBING	.02	6	OTHER TAXES		
FIRE LIFE SFTY	.02	4			
OTHER MAINT SUP	.17	3	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.28	6	COMM FEES		
ELECTRIC	1.23	6	TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL	.39	2			
PURCH STEAM			TOTAL PAYROLL	.38	6
PURCH CH WTR			CLEANING	.07	4
COAL			REPAIR MAINT	.22	6
WATER SEWER	.02	2	RDS GROUNDS	.00	3
			SECURITY	.00	3
RDS GNDS SEC TOT	.30	6	ADMINISTRATIVE	.10	4
RDS GNDS TOTAL	.04	4			
RDS GNDS PAYRL	.00	3	TOTAL CONTRACTS	1.87	6
RDS GNDS CONTR	.04	4	CLEANING	.94	6
RDS GNDS OTHER			REPAIR MAINT	.41	6
SECURITY TOTAL	.28	6	RDS GROUNDS	.04	4
SEC PAYROLL	.00	3	SECURITY	.28	6
SEC CONTRACTS	.26	6	ADMINISTRATIVE		
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,181,478 SQ.FT.				1,176,114 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.03	.78			3	1.03	.77		
REPAIR-MAINT	1.75	.67			3	1.76	.87		
UTILITIES	1.22	1.04			3	1.21	1.04		
RDS GNDS SEC	.66	.40			3	.66	.40		
ADMINISTRATIVE	.64	.18			3	.64	.18		
TOTAL OPER EXP	5.26	2.84			3	5.31	2.89		
FIXED EXPENSES	6.71	6.71			1	6.71	6.71		
TOTAL OPER+FIXED	7.90	2.84			3	16.05	2.89		
LEASING EXP									
TOTAL PAYROLL	2.22	.47			3				
TOTAL CONTRACT	1.48	1.35			3				

AVG SQFT OFC TEN	21558	2	AVG OFFICE OCCUPANCY	94.2	3
AVG SQFT RET TEN	410	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	418	3	AVG RATE YR-END RENT		
			RENTABLE GROSS SQFT	.81	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.78	3	ADMIN TOTAL	.18	3
PAYROLL	.02	3	PAYROLL	.18	3
CONTRACT	.76	3	MGMT FEES		
SUP MAT MISC	.07	1	LEGAL FEES		
TRASH REMOVAL	.01	2	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	.87	3	OTHER ADM EXP		
PAYROLL	.31	3			
ELEVATOR	.07	3	FIXED EXP TOTAL	6.71	1
HVAC	.13	3	REAL ESTATE TAX	6.71	1
ELECTRICAL	.04	3	BUILDING INS		
STRUCT ROOF	.04	3	PERS PROP TAX		
PLUMBING	.02	3	OTHER TAXES		
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.58	1	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.04	3	COMM FEES		
ELECTRIC	1.04	3	TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.47	3
PURCH CH WTR			CLEANING	.02	3
COAL			REPAIR MAINT	.31	3
WATER SEWER			RDS GROUNDS	.01	2
			SECURITY	.00	3
RDS GNDS SEC TOT	.40	3	ADMINISTRATIVE	.18	3
RDS GNDS TOTAL	.08	2			
RDS GNDS PAYRL	.01	2	TOTAL CONTRACTS	1.35	3
RDS GNDS CONTR	.07	2	CLEANING	.76	3
RDS GNDS OTHER			REPAIR MAINT	.30	3
SECURITY TOTAL	.38	3	RDS GROUNDS	.07	2
SEC PAYROLL	.00	3	SECURITY	.20	2
SEC CONTRACTS	.05	3	ADMINISTRATIVE		
SEC OTHER					

CANADA GOVERNMENT SECTOR NATIONAL CROSS-TABULATIONS

LOCATION/SIZE ANALYSES 335

CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	140 BLDS 22,777,127 SQ.FT.					20,350,033 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.88	.75	.54	1.09	140	.95	.70	.60	1.29
REPAIR-MAINT	.94	.77	.49	1.12	140	1.05	.83	.54	1.43
UTILITIES	1.36	1.19	.86	1.49	140	1.51	1.37	1.03	1.67
RDS GNDS SEC	.32	.16	.03	.40	124	.32	.16	.03	.40
ADMINISTRATIVE	.15	.12	.03	.24	111	.15	.12	.03	.24
TOTAL OPER EXP	3.55	3.18	2.41	4.07	140	3.98	3.68	2.68	4.82
FIXED EXPENSES	4.11	1.98			3	4.11	1.98		
TOTAL OPER+FIXED	3.70	3.19	2.41	4.10	140	10.97	3.69	2.68	4.82
LEASING EXP	.01	.01			1				
TOTAL PAYROLL	1.00	.54	.28	1.11	127				
TOTAL CONTRACT	1.00	.97	.61	1.43	139				

AVG SQFT OFC TEN	40813	134	AVG OFFICE OCCUPANCY	97.8	137
AVG SQFT RET TEN	2007	25	AVG RETAIL OCCUPANCY	83.1	28
AVG SQFT OFC WORK	253	66	AVG RATE YR-END RENT	11.00	8
			RENTABLE GROSS SQFT	77	73

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.77	100
PAYROLL	.23	53
CONTRACT	.55	88
SUP MAT MISC	.01	57
TRASH REMOVAL	.01	51
REPR MAINT TOTAL	.78	100
PAYROLL	.40	80
ELEVATOR	.11	95
HVAC	.07	94
ELECTRICAL	.02	97
STRUCT ROOF	.05	44
PLUMBING	.02	90
FIRE LIFE SFTY	.02	43
OTHER MAINT SUP	.12	80
UTILITIES TOTAL	1.20	100
ELECTRIC	.80	99
GAS	.28	43
FUEL OIL	.50	28
PURCH STEAM	.66	28
PURCH CH WTR		
COAL	.05	1
WATER SEWER	.04	22
RDS GNDS SEC TOT	.20	86
RDS GNDS TOTAL	.08	82
RDS GNDS PAYRL	.02	29
RDS GNDS CONTR	.03	61
RDS GNDS OTHER	.01	18
SECURITY TOTAL	.21	77
SEC PAYROLL	.02	30
SEC CONTRACTS	.18	58
SEC OTHER	.00	5

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.07	72
PAYROLL	.17	45
MGMT FEES	.00	2
LEGAL FEES	.00	1
AUDIT FEES	.00	1
GEN OFC EXP	.00	17
OTHER ADM EXP	.01	34
FIXED EXP TOTAL	6.71	1
REAL ESTATE TAX	6.71	1
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	.60	90
CLEANING	.21	53
REPAIR MAINT	.45	80
RDS GROUNDS	.02	29
SECURITY	.02	30
ADMINISTRATIVE	.17	45
TOTAL CONTRACTS	1.03	100
CLEANING	.56	99
REPAIR MAINT	.18	99
RDS GROUNDS	.04	63
SECURITY	.18	58
ADMINISTRATIVE	.00	4

CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	45 BLDS 1,315,990 SQ.FT.					1,135,304 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.06	.83	.50	1.39	45	1.23	.99	.62	1.90
REPAIR-MAINT	.71	.53	.33	.84	45	.82	.70	.39	1.13
UTILITIES	1.11	.99	.77	1.43	45	1.26	1.26	.94	1.65
RDS GNDS SEC	.21	.13	.03	.24	38	.21	.13	.03	.24
ADMINISTRATIVE	.22	.21	.08	.29	40	.22	.21	.08	.29
TOTAL OPER EXP	3.25	2.85	2.22	3.92	45	3.77	3.64	2.50	5.60
FIXED EXPENSES									
TOTAL OPER+FIXED	3.25	2.85	2.22	3.92	45		3.64	2.50	5.60
LEASING EXP									
TOTAL PAYROLL	1.00	.42	.18	1.07	41				
TOTAL CONTRACT	.90	.90	.63	1.20	45				

AVG SQFT OFC TEN	8659	45	AVG OFFICE OCCUPANCY	98.1	45
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	248	21	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	89	30

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.97	18
PAYROLL	1.52	9
CONTRACT	.63	17
SUP MAT MISC	.01	11
TRASH REMOVAL	.01	7
REPR MAINT TOTAL	.54	18
PAYROLL	.20	10
ELEVATOR	.05	14
HVAC	.09	17
ELECTRICAL	.03	17
STRUCT ROOF	.06	5
PLUMBING	.02	17
FIRE LIFE SFTY	.01	9
OTHER MAINT SUP	.14	15
UTILITIES TOTAL	1.20	18
ELECTRIC	.81	18
GAS	.33	7
FUEL OIL	.59	10
PURCH STEAM	.96	2
PURCH CH WTR		
COAL	.05	1
WATER SEWER	.04	2
RDS GNDS SEC TOT	.08	13
RDS GNDS TOTAL	.07	9
RDS GNDS PAYRL	.02	4
RDS GNDS CONTR	.02	9
RDS GNDS OTHER	.00	1
SECURITY TOTAL	.03	12
SEC PAYROLL	.08	3
SEC CONTRACTS	.02	11
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.10	14
PAYROLL	.24	5
MGMT FEES		
LEGAL FEES		
AUDIT FEES	.00	1
GEN OFC EXP	.00	4
OTHER ADM EXP	.02	9
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	.70	14
CLEANING	1.52	9
REPAIR MAINT	.20	10
RDS GROUNDS	.02	4
SECURITY	.05	3
ADMINISTRATIVE	.24	8
TOTAL CONTRACTS	.90	18
CLEANING	.63	17
REPAIR MAINT	.19	17
RDS GROUNDS	.02	9
SECURITY	.02	11
ADMINISTRATIVE	.00	1

CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	24 BLDS 1,735,703 SQ.FT.					1,561,918 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.91	.78	.62	1.01	24	1.01	.87	.66	1.16
REPAIR-MAINT	.98	.85	.50	1.39	24	1.09	.98	.56	1.50
UTILITIES	1.32	1.39	.88	1.56	24	1.47	1.53	.96	1.66
RDS GNDS SEC	.26	.19	.02	.41	22	.26	.19	.02	.41
ADMINISTRATIVE	.08	.02	.01	.16	22	.08	.02	.01	.16
TOTAL OPER EXP	3.53	3.40	2.79	4.27	24	3.92	3.87	3.03	4.82
FIXED EXPENSES									
TOTAL OPER+FIXED	3.53	3.40	2.79	4.27	24		3.87	3.03	4.82
LEASING EXP									
TOTAL PAYROLL	.78	.50	.23	.87	21				
TOTAL CONTRACT	1.23	1.01	.80	1.78	24				

AVG SQFT OFC TEN	15766	22	AVG OFFICE OCCUPANCY	96.0	22
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	213	9	AVG RATE YR END RENT	12.00	3
			RENTABLE GROSS SQFT	.90	11

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.87	20
PAYROLL	.17	8
CONTRACT	.74	20
SUP MAT MISC	.01	10
TRASH REMOVAL	.03	7
REPR MAINT TOTAL	.91	20
PAYROLL	.51	16
ELEVATOR	.11	20
HVAC	.16	18
ELECTRICAL	.01	20
STRUCT ROOF	.05	9
PLUMBING	.02	15
FIRE LIFE SFTY	.03	8
OTHER MAINT SUP	.12	16
UTILITIES TOTAL	1.46	20
ELECTRIC	.98	19
GAS	.35	12
FUEL OIL	.53	6
PURCH STEAM	.64	1
PURCH CH WTR		
COAL		
WATER SEWER	.04	6
RDS GNDS SEC TOT	.23	18
RDS GNDS TOTAL	.07	13
RDS GNDS PAYRL	.02	3
RDS GNDS CONTR	.04	12
RDS GNDS OTHER	.02	3
SECURITY TOTAL	.22	16
SEC PAYROLL	.00	3
SEC CONTRACTS	.22	16
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.01	18
PAYROLL	.17	7
MGMT FEES	.00	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.02	2
OTHER ADM EXP	.01	11
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	.58	17
CLEANING	.17	8
REPAIR MAINT	.51	16
RDS GROUNDS	.02	3
SECURITY	.00	3
ADMINISTRATIVE	.17	7
TOTAL CONTRACTS	1.32	20
CLEANING	.74	20
REPAIR MAINT	.23	20
RDS GROUNDS	.04	13
SECURITY	.22	16
ADMINISTRATIVE	.00	1

CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	43 BLDS 7,283,935 SQ.FT.					6,556,038 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.84	.65	.52	1.22	43	.93	.74	.54	1.29
REPAIR-MAINT	1.02	.97	.63	1.31	43	1.13	1.09	.68	1.47
UTILITIES	1.28	1.24	1.02	1.49	43	1.42	1.44	1.10	1.80
RDS GNDS SEC	.28	.20	.08	.43	37	.28	.20	.08	.43
ADMINISTRATIVE	.17	.14	.04	.23	28	.17	.14	.04	.23
TOTAL OPER EXP	3.48	3.20	2.53	4.13	43	3.87	3.82	2.91	4.59
FIXED EXPENSES	.74	.99			2	.74	.99		
TOTAL OPER+FIXED	3.52	3.20	2.53	4.30	43	4.40	3.95	2.91	4.68
LEASING EXP	.01	.01			1				
TOTAL PAYROLL	1.08	.67	.34	1.55	40				
TOTAL CONTRACT	.98	.96	.53	1.59	42				

AVG SQFT OFC TEN	40099	40	AVG OFFICE OCCUPANCY	98.4	42
AVG SQFT RET TEN	1179	8	AVG RETAIL OCCUPANCY	100.0	6
AVG SQFT OFC WORK	267	20	AVG RATE YR-END RENT	10.33	3
			RENTABLE GROSS SQFT	.88	18

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.66	34
PAYROLL	.19	20
CONTRACT	.48	33
SUP MAT MISC	.01	20
TRASH REMOVAL	.01	15
REPR MAINT TOTAL	.81	34
PAYROLL	.46	31
ELEVATOR	.12	34
HVAC	.05	33
ELECTRICAL	.02	32
STRUCT ROOF	.05	14
PLUMBING	.03	32
FIRE LIFE SFTY	.02	12
OTHER MAINT SUP	.10	29
UTILITIES TOTAL	1.27	34
ELECTRIC	.80	34
GAS	.18	18
FUEL OIL	.46	7
PURCH STEAM	.65	11
PURCH CH WTR		
COAL		
WATER SEWER	.06	9
RDS GNDS SEC TOT	.29	28
RDS GNDS TOTAL	.06	20
RDS GNDS PAYRL	.01	12
RDS GNDS CONTR	.05	20
RDS GNDS OTHER	.00	3
SECURITY TOTAL	.28	25
SEC PAYROLL	.02	11
SEC CONTRACTS	.28	23
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.09	19
PAYROLL	.15	14
MGMT FEES	.00	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.00	3
OTHER ADM EXP	.01	7
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	.67	32
CLEANING	.19	20
REPAIR MAINT	.46	31
RDS GROUNDS	.01	12
SECURITY	.02	11
ADMINISTRATIVE	.16	14
TOTAL CONTRACTS	.85	34
CLEANING	.44	34
REPAIR MAINT	.15	34
RDS GROUNDS	.05	20
SECURITY	.28	23
ADMINISTRATIVE	.00	1

CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 4,336,936 SQ.FT.					4,002,143 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.69	.59	.38	.92	11	.74	.65	.38	1.10
REPAIR-MAINT	1.20	.67	.51	1.55	11	1.30	.67	.55	1.55
UTILITIES	1.24	1.04	.86	1.34	11	1.33	1.09	.95	1.35
RDS. GNDS. SEC	.33	.15	.01	.53	11	.33	.15	.01	.53
ADMINISTRATIVE	.35	.18	.08	.25	7	.35	.18	.08	.25
TOTAL OPER EXP	3.70	2.66	2.08	3.90	11	3.99	2.89	2.26	4.62
FIXED EXPENSES	6.71	6.71			1	6.71	6.71		
TOTAL OPER+FIXED	4.41	2.66	2.08	3.90	11	16.05	2.89	2.26	4.62
LEASING EXP									
TOTAL PAYROLL	1.35	.47	.23	1.81	9				
TOTAL CONTRACT	1.02	1.03	.39	1.44	11				

AVG SQFT OFC TEN	82483	10	AVG OFFICE OCCUPANCY	98.1	11
AVG SQFT RET TEN	2154	6	AVG RETAIL OCCUPANCY	92.5	6
AVG SQFT OFC WORK	292	6	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.83	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.59	11	ADMIN TOTAL	.18	7
PAYROLL	.09	5	PAYROLL	.17	6
CONTRACT	.50	11	MGMT FEES		
SUP MAT MISC	.01	6	LEGAL FEES	.09	1
TRASH REMOVAL	.01	6	AUDIT FEES		
			GEN OFC EXP	.00	3
REPR MAINT TOTAL	.67	11	OTHER ADM EXP	.00	2
PAYROLL	.34	6			
ELEVATOR	.08	11	FIXED EXP TOTAL	6.71	1
HVAC	.13	9	REAL ESTATE TAX	6.71	1
ELECTRICAL	.02	11	BUILDING INS		
STRUCT ROOF	.04	5	PERS PROP TAX		
PLUMBING	.03	11	OTHER TAXES		
FIRE LIFE SFTY	.01	6			
OTHER MAINT SUP	.16	8	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.04	11	COMM FEES		
ELECTRIC	.71	11	TENANT ALTS		
GAS	.22	4	BUY-OUTS		
FUEL OIL	.00	2			
PURCH STEAM	.52	4	TOTAL PAYROLL	.47	9
PURCH CH WTR			CLEANING	.09	5
COAL			REPAIR MAINT	.34	8
WATER SEWER	.03	2	RDS GROUNDS	.02	3
			SECURITY	.18	4
RDS. GNDS. SEC TOT	.15	11	ADMINISTRATIVE	.17	6
RDS GNDS TOTAL	.02	8			
RDS. GNDS PAYRL	.02	3	TOTAL CONTRACTS	1.03	11
RDS. GNDS CONTR	.02	8	CLEANING	.50	11
RDS. GNDS OTHER	.05	1	REPAIR MAINT	.20	11
SECURITY TOTAL	.18	10	RDS GROUNDS	.02	8
SEC PAYROLL	.18	4	SECURITY	.01	6
SEC CONTRACTS	.01	9	ADMINISTRATIVE	.00	1
SEC OTHER	.03	1			

CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 6,478,879 SQ.FT.					5,592,963 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.78	.57	.38	1.00	8	.89	.71	.48	1.01
REPAIR-MAINT	.70	.59	.53	.78	8	.82	.72	.65	.87
UTILITIES	1.31	1.25	.99	1.47	8	1.50	1.38	1.25	1.53
RDS GNDS SEC	.38	.05	.00	.78	7	.38	.05	.00	.78
ADMINISTRATIVE	.03	.03	.00	.07	5	.03	.03	.00	.07
TOTAL OPER EXP	3.14	3.03	2.26	3.80	8	3.61	3.28	3.04	4.11
FIXED EXPENSES									
TOTAL OPER+FIXED	3.14	3.03	2.26	3.80	8		3.28	3.04	4.11
LEASING EXP									
TOTAL PAYROLL	.77	.59	.29	1.12	7				
TOTAL CONTRACT	.86	.77	.29	1.22	8				

AVG SQFT OFC TEN	143426	8	AVG OFFICE OCCUPANCY	97.4	8
AVG SQFT RET TEN	2343	6	AVG RETAIL OCCUPANCY	74.0	7
AVG SQFT OFC WORK	255	3	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.58	2

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.57	8	ADMIN TOTAL	.03	5
PAYROLL	.17	4	PAYROLL	.05	3
CONTRACT	.35	8	MGMT FEES		
SUP MAT MISC	.01	5	LEGAL FEES		
TRASH REMOVAL	.00	5	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	.59	8	OTHER ADM EXP	.00	3
PAYROLL	.28	6			
ELEVATOR	.15	8	FIXED EXP TOTAL		
HVAC	.05	8	REAL ESTATE TAX		
ELECTRICAL	.02	8	BUILDING INS		
STRUCT ROOF	.14	2	PERS PROP TAX		
PLUMBING	.03	8	OTHER TAXES		
FIRE LIFE SFTY	.00	3			
OTHER MAINT SUP	.11	5	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.25	6	COMM. FEES		
ELECTRIC	.69	8	TENANT ALTS		
GAS	.17	4	BUY-OUTS		
FUEL OIL	.00	1			
PURCH STEAM	.70	3	TOTAL PAYROLL	.59	7
PURCH CH WTR			CLEANING	.17	4
COAL			REPAIR MAINT	.28	6
WATER/SEWER	.01	1	RDS. GROUNDS	.00	2
			SECURITY	.40	2
RDS. GNDS. SEC TOT	.05	7	ADMINISTRATIVE	.05	3
RDS GNDS TOTAL	.01	3			
RDS. GNDS. PAYRL	.00	2	TOTAL CONTRACTS	.77	8
RDS. GNDS CONTR	.01	3	CLEANING	.35	8
RDS. GNDS OTHER	.00	1	REPAIR. MAINT	.05	8
SECURITY TOTAL	.04	7	RDS. GROUNDS	.01	4
SEC PAYROLL	.40	2	SECURITY	.00	6
SEC CONTRACTS	.00	7	ADMINISTRATIVE		
SEC OTHER	.00	2			

CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	34 BLDS 5,276,498 SQ.FT.					4,831,941 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.65	.76	.50	1.17	34	.71	.85	.52	1.29
REPAIR-MAINT	.95	.72	.44	1.07	34	1.04	.85	.45	1.18
UTILITIES	1.32	1.16	.98	1.65	34	1.44	1.37	1.08	1.79
RDS GNDS. SEC	.38	.36	.04	.63	26	.38	.36	.04	.63
ADMINISTRATIVE	.26	.21	.05	.29	21	.26	.21	.05	.29
TOTAL OPER EXP	3.39	3.36	2.54	4.22	34	3.70	3.69	2.70	5.15
FIXED EXPENSES	3.74	3.74			1	3.74	3.74		
TOTAL OPER+FIXED	3.58	3.36	2.54	4.22	34	12.59	3.69	2.70	5.15
LEASING EXP									
TOTAL PAYROLL	.51	.46	.30	1.29	26				
TOTAL CONTRACT	.93	.96	.68	1.38	32				

AVG SQFT OFC TEN	58798	32	AVG OFFICE OCCUPANCY	97.9	34
AVG SQFT RET TEN	2149	3	AVG RETAIL OCCUPANCY	00.0	3
AVG SQFT OFC WORK	237	14	AVG RATE YR-END RENT	10.00	1
			RENTABLE GROSS SQFT	.82	13

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.63	26	ADMIN TOTAL	.08	13
PAYROLL	.53	10	PAYROLL	.11	9
CONTRACT	.52	25	MGMT FEES		
SUP MAT MISC	.01	17	LEGAL FEES		
TRASH REMOVAL	.01	8	AUDIT FEES		
			GEN OFC EXP	.01	8
REPR MAINT TOTAL	.75	26	OTHER ADM EXP	.01	5
PAYROLL	.39	17			
ELEVATOR	.14	18	FIXED EXP TOTAL		
HVAC	.06	22	REAL ESTATE TAX		
ELECTRICAL	.03	25	BUILDING INS		
STRUCT ROOF	.05	6	PERS PROP TAX		
PLUMBING	.05	24	OTHER TAXES		
FIRE LIFE SFTY	.01	4			
OTHER MAINT SUP	.16	23	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.28	26	COMM FEES		
ELECTRIC	.83	26	TENANT ALTS		
GAS	.34	17	BUY-OUTS		
FUEL OIL	.51	4			
PURCH STEAM	.67	4	TOTAL PAYROLL	.83	19
PURCH CH WTR			CLEANING	.53	10
COAL			REPAIR MAINT	.39	17
WATER SEWER	.05	3	RDS GROUNDS	.01	5
			SECURITY	.01	5
RDS GNDS SEC TOT	.32	18	ADMINISTRATIVE	.11	9
RDS GNDS TOTAL	.02	10			
RDS GNDS PAYRL	.01	5	TOTAL CONTRACTS	.92	25
RDS GNDS CONTR	.02	9	CLEANING	.50	24
RDS GNDS OTHER	.01	1	REPAIR MAINT	.11	25
SECURITY TOTAL	.38	15	RDS GROUNDS	.02	10
SEC PAYROLL	.01	5	SECURITY	.38	15
SEC CONTRACTS	.38	15	ADMINISTRATIVE		
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS 375,748 SQ.FT.					338,371 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.43	.96	.66	1.61	18	1.58	1.17	.73	1.77
REPAIR-MAINT	.58	.47	.27	.68	18	.65	.48	.28	.88
UTILITIES	1.55	1.20	1.00	1.74	18	1.73	1.40	1.05	2.12
RDS GNDS. SEC	.42	.36	.13	.47	9	.42	.36	.13	.47
ADMINISTRATIVE	.59	.27	.14	.99	10	.59	.27	.14	.99
TOTAL OPER EXP	4.22	3.42	2.56	4.81	18	4.68	3.63	2.85	5.56
FIXED EXPENSES									
TOTAL OPER+FIXED	4.22	3.42	2.56	4.81	18		3.63	2.85	5.56
LEASING EXP									
TOTAL PAYROLL	1.35	.75	.27	1.87	11				
TOTAL CONTRACT	1.32	1.03	.46	1.40	15				

AVG SQFT OFC TEN	15593	15	AVG OFFICE OCCUPANCY	99.7	18
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	238	8	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.92	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.13	10	ADMIN TOTAL	.85	4
PAYROLL	1.38	5	PAYROLL	1.52	2
CONTRACT	.57	9	MGMT FEES		
SUP MAT MISC	.04	6	LEGAL FEES		
TRASH REMOVAL	.00	1	AUDIT FEES		
			GEN OFC EXP	.01	3
REPR MAINT TOTAL	.48	10	OTHER ADM EXP	.05	1
PAYROLL	.19	4			
ELEVATOR	.10	3	FIXED EXP TOTAL		
HVAC	.03	7	REAL ESTATE TAX		
ELECTRICAL	.01	9	BUILDING INS		
STRUCT ROOF	.03	2	PERS PROP TAX		
PLUMBING	.07	8	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.17	10	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.45	10	COMM. FEES		
ELECTRIC	.73	10	TENANT ALTS		
GAS	.61	7	BUY-OUTS		
FUEL OIL	.98	2			
PURCH STEAM	2.53	1	TOTAL PAYROLL	1.87	5
PURCH CH WTR			CLEANING	1.38	5
COAL			REPAIR MAINT	.19	4
WATER SEWER	.13	2	RDS. GROUNDS	.01	1
			SECURITY	.01	1
RDS. GNDS SEC TOT	.55	3	ADMINISTRATIVE	1.52	2
RDS GNDS TOTAL	.10	2			
RDS. GNDS PAYRL	.01	1	TOTAL CONTRACTS	.58	9
RDS. GNDS CONTR	.09	2	CLEANING	.56	8
RDS. GNDS OTHER			REPAIR. MAINT	.11	9
SECURITY TOTAL	.82	2	RDS. GROUNDS	.09	2
SEC PAYROLL	.01	1	SECURITY	.81	2
SEC CONTRACTS	.81	2	ADMINISTRATIVE		
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	268,325 SQ.FT.				226,092 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.79	.83	.80	1.01	4	.94	.93	.69	1.33
REPAIR-MAINT	1.54	1.59	1.16	1.80	4	1.80	1.79	1.41	2.04
UTILITIES	1.28	1.18	1.02	1.47	4	1.49	1.49	1.31	1.67
RDS GNDS SEC	.72	.74	.58	.81	4	.72	.74	.58	.81
ADMINISTRATIVE	.13	.14	.04	.22	4	.13	.14	.04	.22
TOTAL OPER EXP	4.45	4.22	3.86	4.85	4	5.23	5.22	4.76	5.69
FIXED EXPENSES									
TOTAL OPER+FIXED	4.45	4.22	3.86	4.85	4		5.22	4.76	5.69
LEASING EXP									
TOTAL PAYROLL	.99	1.00	.80	1.12	4				
TOTAL CONTRACT	1.98	1.81	1.62	2.24	4				

AVG SQFT OFC TEN	5922	4	AVG OFFICE OCCUPANCY	94.3	4
AVG SQFT RET TEN	3130	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	283	3	AVG RATE YR-END RENT	10.00	1
			RENTABLE GROSS SQFT	.88	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.69	3	ADMIN TOTAL	.07	3
PAYROLL	.15	2	PAYROLL	.14	2
CONTRACT	.67	3	MGMT FEES		
SUP MAT MISC	.00	1	LEGAL FEES		
TRASH REMOVAL	.01	1	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	1.65	3	OTHER ADM EXP	.01	1
PAYROLL	.77	3			
ELEVATOR	.13	3	FIXED EXP TOTAL		
HVAC	.32	3	REAL ESTATE TAX		
ELECTRICAL	.12	3	BUILDING INS		
STRUCT ROOF	.06	2	PERS PROP TAX		
PLUMBING	.03	3	OTHER TAXES		
FIRE LIFE SFTY	.03	2			
OTHER MAINT SUP	.25	2	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.33	3	COMM FEES		
ELECTRIC	.90	3	TENANT ALTS		
GAS	.34	3	BUY-OUTS		
FUEL OIL	.14	1			
PURCH STEAM			TOTAL PAYROLL	1.02	3
PURCH CH WTR			CLEANING	.15	2
COAL			REPAIR MAINT	.77	3
WATER SEWER	.05	1	RDS GROUNDS	.03	2
			SECURITY	.07	2
RDS GNDS SEC TOT	.75	3	ADMINISTRATIVE	.14	2
RDS GNDS TOTAL	.12	2			
RDS GNDS PAYRL	.03	2	TOTAL CONTRACTS	1.85	3
RDS GNDS CONTR	.10	2	CLEANING	.67	3
RDS GNDS OTHER			REPAIR MAINT	.78	3
SECURITY TOTAL	.63	3	RDS GROUNDS	.10	2
SEC PAYROLL	.07	2	SECURITY	.56	3
SEC CONTRACTS	.56	3	ADMINISTRATIVE		
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,892,911 SQ.FT.				1,572,484 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.87	.78	.50	1.17	8	.94	.82	.54	1.19
REPAIR-MAINT	1.28	1.00	.75	1.27	8	1.36	1.07	.82	1.48
UTILITIES	1.09	1.18	.87	1.47	8	1.17	1.24	1.00	1.59
RDS GNDS SEC	.34	.05	.01	.27	7	.34	.05	.01	.27
ADMINISTRATIVE	.37	.12	.02	.70	5	.37	.12	.02	.70
TOTAL OPER EXP	3.75	3.00	2.38	3.77	8	4.04	3.47	2.58	4.09
FIXED EXPENSES	3.74	3.74			1	3.74	3.74		
TOTAL OPER+FIXED	4.34	3.00	2.38	3.77	8	12.59	3.47	2.58	4.09
LEASING EXP									
TOTAL PAYROLL	.55	.43	.30	.63	7				
TOTAL CONTRACT	.86	.92	.78	1.03	7				

AVG SQFT OFC TEN	137174	8	AVG OFFICE OCCUPANCY	96.0	8
AVG SQFT RET TEN	2044	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	227	3	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.78	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.57	7	ADMIN TOTAL	.08	4
PAYROLL	.01	3	PAYROLL	.11	3
CONTRACT	.52	7	MGMT FEES		
SUP MAT MISC	.01	4	LEGAL FEES		
TRASH REMOVAL	.02	3	AUDIT FEES		
			GEN OFC EXP	.01	1
REPR/MAINT TOTAL	.87	7	OTHER ADM EXP	.00	1
PAYROLL	.41	6			
ELEVATOR	.06	6	FIXED EXP TOTAL		
HVAC	.09	6	REAL ESTATE TAX		
ELECTRICAL	.04	7	BUILDING INS		
STRUCT ROOF	.06	2	PERS PROP TAX		
PLUMBING	.02	7	OTHER TAXES		
FIRE LIFE SFTY	.01	2			
OTHER MAINT SUP	.40	5	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.11	7	COMM/FEES		
ELECTRIC	1.11	7	TENANT ALTS		
GAS	.19	3	BUY-OUTS		
FUEL OIL	.00	1			
PURCH STEAM			TOTAL PAYROLL	.43	7
PURCH CH WTR			CLEANING	.01	3
COAL			REPAIR MAINT	.41	6
WATER/SEWER			RDS GROUNDS	.00	2
			SECURITY	.00	2
RDS GNDS SEC TOT	.04	6	ADMINISTRATIVE	.11	3
RDS GNDS TOTAL	.01	5			
RDS GNDS PAYRL	.00	2	TOTAL CONTRACTS	.92	7
RDS GNDS CONTR	.01	4	CLEANING	.52	7
RDS GNDS OTHER	.01	1	REPAIR MAINT	.20	7
SECURITY TOTAL	.03	4	RDS GROUNDS	.01	5
SEC PAYROLL	.00	2	SECURITY	.03	4
SEC CONTRACTS	.03	4	ADMINISTRATIVE		
SEC OTHER					

CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 1,943,783 SQ FT					1,803,346 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.43	.41	.36	.50	5	.47	.44	.41	.51
REPAIR-MAINT	.70	.70	.46	.95	5	.75	.71	.52	.99
UTILITIES	1.32	1.04	.94	1.98	5	1.43	1.13	1.06	2.05
RDS GNDS SEC	.31	.38	.01	.57	5	.31	.38	.01	.57
ADMINISTRATIVE	.09	.09			2	.09	.09		
TOTAL OPER EXP	2.81	2.70	1.96	3.81	5	3.03	2.77	2.24	3.96
FIXED EXPENSES									
TOTAL OPER+FIXED	2.81	2.70	1.96	3.81	5		2.77	2.24	3.96
LEASING EXP									
TOTAL PAYROLL	.35	.39			3				
TOTAL CONTRACT	.81	.82	.40	1.17	5				

AVG SQFT OFC TEN	187478	4	AVG OFFICE OCCUPANCY	98.6	5
AVG SQFT RET TEN	1378	1	AVG RETAIL OCCUPANCY	00.0	1
AVG SQFT OFC WORK	0	0	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	.00	0

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.41	5	ADMIN TOTAL	.09	2
PAYROLL			PAYROLL	.08	2
CONTRACT	.37	5	MGMT FEES		
SUP MAT MISC	.01	5	LEGAL FEES		
TRASH REMOVAL	.01	3	AUDIT FEES		
			GEN OFC EXP	.00	2
REPR MAINT TOTAL	.70	5	OTHER ADM EXP	.01	2
PAYROLL	.30	3			
ELEVATOR	.18	5	FIXED EXP TOTAL		
HVAC	.08	5	REAL ESTATE TAX		
ELECTRICAL	.02	5	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.06	5	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.15	5	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.04	5	COMM FEES		
ELECTRIC	.84	5	TENANT ALTS		
GAS	.20	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.67	2	TOTAL PAYROLL	.39	3
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.30	3
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.38	5	ADMINISTRATIVE	.08	2
RDS GNDS TOTAL	.00	1			
RDS GNDS PAYRL			TOTAL CONTRACTS	.82	5
RDS GNDS CONTR	.00	1	CLEANING	.37	5
RDS GNDS OTHER			REPAIR MAINT	.09	5
SECURITY TOTAL	.38	5	RDS GROUNDS	.00	1
SEC PAYROLL			SECURITY	.38	5
SEC CONTRACTS	.38	5	ADMINISTRATIVE		
SEC OTHER					

APPENDICES

APPENDIX A—EER SURVEY FORM 341
APPENDIX B—PRO-FORMA WORKSHEET 344
APPENDIX C—**BOMA** FUNCTIONAL ACCOUNTING GUIDE 346
APPENDIX D—**BOMA** STANDARD METHOD OF MEASURING FLOOR AREA 349
APPENDIX E—OCCUPANCY SURVEY, OCTOBER 1985 361
APPENDIX F—EXPLANATION OF **BUILDING OWNERS AND MANAGERS ASSOCIATION INTERNATIONAL** and **BUILDING OWNERS AND MANAGERS INSTITUTE INTERNATIONAL** 365

APPENDIX A

EER DATA COLLECTION (SURVEY) FORM

On the following page you will find the 1986 EXPERIENCE EXCHANGE REPORT survey form used to collect the data contained in the 1986 EER. Examination of this form will provide a better understanding of the information presented in this publication.

The guidelines for completing the survey are listed below. The EER is based on voluntary contributions of data. BOMA would like to thank past participants and encourage new contributors.

GENERAL GUIDELINES FOR COMPLETING THE EXPERIENCE EXCHANGE REPORT FORM

1. To participate in the survey, respondents have the option of completing only the front side of the form or completing both the front and back side. Only the front side is required. However, the back side serves as a guide for determining expense figures and respondents are encouraged to complete it also.
2. To be included in the survey, the total building rentable area must include at least 75% office space and the building must have been in full operation for the entire calendar or fiscal year.
3. Parking income/expenses and long term transactions, such as mortgage interest, depreciation or capital expenditures, are not included in the survey.
4. All figures should be provided on a yearly basis in whole dollars (no cents). Unaudited year-end figures are acceptable.
5. Deadline for returning the survey to BOMA International is March 15th.

1250 Eye St., N.W., Suite 200
Washington, D.C. 20005
202-289-7000

BOMA INTERNATIONAL

1986 EXPERIENCE EXCHANGE REPORT FOR DOWNTOWN AND SUBURBAN OFFICE BUILDINGS

Data for Calendar Year 1985

DEADLINE: MARCH 15

PLEASE COMPLETE FRONT SIDE; BACK IS PREFERRED BUT OPTIONAL.

BUILDING DATA SECTION

1. NAME ____________
2. ADDRESS ____________
3. CITY ____________
4. STATE/PROV ________ ZIP/ZONE ________

Person to whom Individual Building Analysis is to be sent:

5. NAME ____________
6. COMPANY ____________
7. ADDRESS ____________
8. CITY ____________
9. STATE/PROV ________ ZIP/ZONE ________

Person preparing form:

10. NAME ________ PHONE (____) ________

11. Indicate the method of floor measurement used to determine the buildings square footage.
1. ☐ BOMA Rentable 2. ☐ GSA 3. ☐ New York (REB 68)
4. ☐ BOMA Usable 5. ☐ Other: ________

12. RENTABLE SQUARE FOOTAGE
A. Rentable Office Area ________
B. Rentable Retail Area ________
C. Rentable Other Area ________
D. TOTAL RENTABLE AREA ▶ ________
E. TOTAL CONSTRUCTION AREA WITHOUT PARKING ________

13. Number of buildings in this report ________
14. Year building opened ________
15. Number of above-ground stories ________

16. Where is the building located?
1. ☐ Downtown area
2. ☐ Suburban area
3. ☐ Rural area

17. What Major City is it in or near? ________

18A. Is this building operated by a private management agency? ☐ Yes ☐ No

18B. Which *one* of these categories *best* fits this building's type of use?
1. ☐ General (multi-tenant)
2. ☐ Single Purpose
3. ☐ Medical
4. ☐ Financial
5. ☐ Government-owned (or solely occupied *and* operated by gov't.)

18C. Is this building self-insured? ☐ Yes ☐ No

19. How many leaseholders (tenants) hold space in
1. Office area ________
2. Retail area ________
3. Other area ________

20. What is the number (population) of employees/workers in:
1. Office area ________
2. Retail area ________
3. Other area ________

21. What was your average occupancy rate for the Calendar Year 1985?
1. Office area ________ %
2. Retail area ________ %

22. The last time you leased or offered *office* space during this reporting period, what was its annual base rental rate (full service)? $ ________ dollars per sq./ft. per yr.

23. **RETAIL AREA:** about how many rentable square feet:
A. Do you provide cleaning? ________ Sq. Ft.
B. Are under full service lease? ________ Sq. Ft.
C. Buy or are provided energy, cost for which is in your utilities? (Whether supplied, passed through or sold.) ________ Sq. Ft.

INCOME/EXPENSE SUMMARY SECTION

PLEASE SUBMIT DATA WHICH COVERS ONLY ACTUAL '85 CALENDAR OR FISCAL YEAR. REPORT IN WHOLE DOLLARS-NO CENTS.

24. Dollars are: ☐ U.S. ☐ Canadian

INCOME SECTION

25. Rental Income $ ________
A. Office $ ________
B. Retail $ ________
C. Other $ ________
D. Total Rental Income $ ________
26. Miscellaneous $ ________
27. TOTAL INCOME $ ________

EXPENSE SECTION

28. Cleaning $ ________
29. Repairs & Maintenance $ ________
30. Utilities $ ________
31. Roads/Grounds/Security $ ________
32. Administrative $ ________
33. TOTAL OF ALL OPERATING EXPENSES $ ________
34. Fixed Expenses $ ________
35. TOTAL OPERATING AND FIXED EXPENSES $ ________
36. Leasing Expenses $ ________
37. Total Payroll (recapitulation of above operating expense categories) $ ________
38. Total Contracts (recapitulation of above operating expense categories) $ ________

BUILDING NAME ____________________ ☐☐☐☐

EXPENSE DETAIL SECTION

39. EXPENSES

A. Payroll, Taxes, Fringes $________
B. Contract Services $________
C. Supplies/Materials/Misc. $________
D. Trash Removal $________
E. TOTAL CLEANING

$________ Transfer to Front

40. REPAIRS/MAINTENANCE

A. Payroll, Taxes, Fringes $________
B. Elevator $________
C. HVAC $________
D. Electrical $________
E. Structural/Roof $________
F. Plumbing $________
G. Fire and Life Safety $________
H. Other Building Maint./Supplies $________
I. TOTAL REPAIRS AND MAINTENANCE

$________ Transfer to Front

41. UTILITIES

A. Is this building all electric? ☐ Yes ☐ No
A-1 Is this building on the time of day electric pricing? ☐ Yes ☐ No
A-2 Does this building utilize on-site equipment to generate electricity? ☐ Yes ☐ No

B. Electric $________ C. ________ KWH
D. Gas $________ E. ________ MCF
F. Fuel Oil $________ G. ________ U.S. Gallons
H. Purchased Steam $________ I. ________ 1000 lbs
J. Pur. Chill Wtr $________ K. ________ 1000 Tons-Hrs
L. Coal $________ M. ________ Tons (2000 lb)
N. Water/Sewer $________

O. TOTAL UTILITIES $________ Transfer to Front

42. ROADS/GROUNDS/SECURITY

ROADS/GROUNDS

A. Payroll, Taxes, Fringes $________
B. Contract Services $________
C. Other Rds/Grnds Exp $________
D. TOTAL ROADS/GROUNDS $________

SECURITY

E. Payroll, Taxes, Fringes $________
F. Contract Services $________
G. Other Security Expense $________
H. TOTAL SECURITY $________

I. TOTAL ROADS/GROUNDS/SECURITY

$________ Transfer to Front

43. ADMINISTRATIVE

A. Payroll, Taxes, Fringes $________
B. Management Fees $________
C. Legal Fees $________
D. Audit Fees $________
E. General Office Expense $________
F. Other Admin. Expense $________

G. TOTAL ADMINISTRATIVE

$________ Transfer to Front

44. FIXED EXPENSES

A. Real Estate Taxes $________
B. Building Insurance $________
C. Personal Property Tax $________
D. Other Tax $________

E. TOTAL FIXED EXPENSES

$________ Transfer to Front

45. LEASING EXPENSE

A. Advertising/Promotion $________
B. Commissions and Fees $________
C. Tenant Alterations $________
D. Buy-Outs $________

E. TOTAL LEASING EXPENSES

$________ Transfer to Front

PAYROLL AND CONTRACTS

46. TOTAL PAYROLL

(Recapitulation from Expense Categories)

A. Cleaning $________
B. Repairs & Maintenance $________
C. Roads/Grounds $________
D. Security $________
E. Administrative $________
F. TOTAL PAYROLL

$________ Transfer to Front

47. TOTAL CONTRACTS

(Recapitulation from Expense Categories)

A. Cleaning $________
B. Repairs & Maintenance $________
C. Roads/Grounds $________
D. Security $________
E. Administrative (Mgt, Legal, Audit Fees) $________
F. TOTAL CONTRACTS

$________ Transfer to Front

TRANSFER ALL TOTALS TO FRONT

APPENDIX B

PRO-FORMA WORKSHEET

GUIDELINES FOR USING THE PRO-FORMA WORKSHEET

The worksheet can be used to translate your building dollars into the EER analysis format so you can accurately compare your building data with the EER analysis figures.

Begin by completing an EER survey form (Appendix A), then refer to the worksheet column entitled "Calculations for determining $ per sq/ft" for specific instructions. The worksheet instructions correlate directly to the questions on the survey.

APPENDIX B
PRO FORMA WORKSHEET
1985 EXPERIENCE EXCHANGE REPORT

	BLDG RENTABLE Calculations for determining $ per sq/ft	YOUR BUILDING FIGURES	EER ANALYSIS FIGURES	OFFICE RENTABLE Calculations for determining $ per sq/ft	YOUR BUILDING FIGURES	EER ANALYSIS FIGURES
INCOME ---------						
OFFICE AREA	N/A			25A/12A		
RETAIL AREA	25B/12B			N/A		
OTHER AREA	25C/12C			N/A		
MISCELLANEOUS	25D/12D			N/A		
TOTAL INCOME	27/12D			N/A		
EXPENSE ---------						
CLEANING	28/12D			28/12A + 23A		
REPAIR/MAINT	29/12D			29/12A + 23B		
UTILITIES	30/12D			30/12A + 23C		
RDS/GNDS/SEC	31/12D			31/12D		
ADMINISTRATIVE	32/12D			32/12D		
TOTAL OPER EXP	33/12D			((12A/(12A + 23A)) (28) + (12A/12A + 23B) (29) + (12A/12A + 25C) (30) + 31 + 32) /12A		
FIXED EXPENSES	34/12D			((12A/12D)(34))/12A		
TOTAL OPER + FIXED	36/12D			((12A/12A + 23A) (28) + (12A/12A + 23B) (29) + (12A/12A + 23C) (30) + 31 + 32 + (12A/12D) (34)) /12A		
LEASING EXPENSE	37/12D			N/A		

APPENDIX C

BOMA FUNCTIONAL ACCOUNTING GUIDE FOR OFFICE BUILDING OPERATIONS

INTRODUCTION

The Building Owners and Managers Association International has compiled and published statistical data on office building operations in its EXPERIENCE EXCHANGE REPORT since 1929. The individual analyses contained in the EXPERIENCE EXCHANGE REPORT are broken down into specific income and expense categories common to office building operations. To assure that each participant provides data for the EER that is comparable and accurate, BOMA has encouraged the adoption of uniform accounting methods. The first BOMA Standard System of Accounts was developed in the 1920's. This system prescribed a set or chart of accounts to recognize all types of expenditures, and it identified which accounts were to be associated with each income or expense category in the EXPERIENCE EXCHANGE REPORT. Since the 1920's the accounting procedure has been revised twice, in 1939 and again in 1976.

In 1981, a special task force, made up of senior representatives from major real estate interests throughout the U.S. and Canada, was appointed to review the BOMA Chart of Accounts. Rather than modifying the existing standard, the task force recommended a radical departure. They felt that while the concept of a BOMA recommended Chart of Accounts was of value to the industry and should be continued and expanded, it should no longer be viewed as the single "standard" method. Each property manager or owner needed a chart of accounts that he/she could adapt to satisfy the accounting needs of his/her business. Accordingly, BOMA decided to develop a generic "functional" set of income and expense categories applicable to nearly any chart of accounts.

THE BOMA FUNCTIONAL ACCOUNTING GUIDE FOR OFFICE BUILDING OPERATIONS provides a uniform performance guideline that can be used to compare an individual office building with like office buildings throughout the industry. *And, because it is based on functional income and expense categories, the method can be easily adapted to an existing chart of accounts or used to develop a new chart.*

In this section is a detailed listing of BOMA's recommended functional accounts. Since 1982, BOMA International has been using this functional classification method in its EXPERIENCE EXCHANGE REPORT, with great success. The first year BOMA employed the functional accounting system for data collection, its sample size increased by approximately 50 percent, an indication of its wide range of acceptability.

We hope that this functional accounting approach will serve to assist the office building industry in analyzing operating data from many different office buildings in a consistent and comparable basis.

GUIDELINES FOR APPLYING THE BOMA FUNCTIONAL ACCOUNTING GUIDE FOR OFFICE BUILDING OPERATIONS

Listed below are several guidelines which should be followed in applying the BOMA guide:

1) The BOMA GUIDE is designed for commercial mixed-use buildings whose space is predominantly used for offices with secondary space utilizations for retail, public, etc. It should be noted, however, that the guide is just as applicable to government owned or privately owned single tenant buildings.

2) Accounting requirements differ greatly between properties depending upon a multitude of factors and it is necessary that one be aware of and have a comprehensive understanding of salient factors in setting up an accounting system. If not done correctly, a system will prove either inadequate (with additional costly accounting or auditing work required) or over-built (with unnecessary costs routinely incurred).

Below are some of the critical influences on accounting requirements.

A. Tenant lease requirements with respect to documenting and reporting operating expense figures to tenants.

B. Owner/Management requirements for monitoring building performance.

C. Permanent lender requirements for monitoring building performance, compliance with any loan restrictions, and tracking rental achievements relative to loan value.

D. Public Government Tax Authorities requirements.

E. Partnership/Syndication requirements.

F. Consolidation of a property's figures into a parent company's (or division's) different chart of accounts.

G. Industry data, such as the BOMA Experience Exchange Report, that one may want to conveniently compare.

All the above factors must be closely analyzed to develop an accounting system that will meet the expected needs and it is helpful to review the issues with other accounting practitioners involved in the office building industry.

3) Several aspects of property operations do not receive detailed consideration by the BOMA Functional Accounting Guide for various reasons.

A. *Parking Income and Expenses:* Customarily, in downtown properties, on-site parking is treated as a separate profit center from the office building enterprise. It is recommended that parking should be treated separately unless parking is provided free to building occupants on an unrestricted or equally proportioned basis as is the case with most suburban buildings.

B. *Financing Expenses:* Methods of financing buildings do not significantly influence operating costs and comparisons are not generally thought helpful. It is important to note that leasing (as opposed to borrowing to outright purchase) building systems that are installed as long-lived fixed equipment can and should be considered an alternative method of financing. Therefore, such leasing costs should not be considered operating expenses of the property. Debt service (both principal payments and interest expense) and ground rent are the primary financing costs that fall under this category.

C. *Depreciation:* In the accounting sense, depreciation has little if any relationship to building operations. However, where tenant leases allow, depreciation (or some agreed upon amortization of acquisition cost) of capital improvements that were purchased so as to reduce or avoid known operating costs that the tenants pay for anyway may be permitted to be charged into the operating expenses for recovery from the tenants.

D. *Capital Improvements:* Expenditures for improving or adding fixed assets to a building's balance sheet, whether in the form of permanent additions or modifications to the structure or finishes, of long-lived additions or improvements to stationary mechanical equipment, or of any other costs which, under the particular accounting rules of the organization in question, are classified as a capital improvement. While such costs often have a bearing on operating costs, comparisons between buildings are not considered helpful.

DEFINITIONS OF FUNCTIONAL ACCOUNTING CATEGORIES

INCOME CATEGORIES

I. RENTAL INCOME—Income from all rentable space, including the fair market value of space occupied by owner or manager. Include normal escalation income and normal operating expense recovery here in the appropriate category. Note: The intent is to pick up all rent and all reimbursement of normal (meaning landlord required services) operating expenses. In "Gross" leases the rent already includes a provision for operating expenses often with some method of adjusting ("escalating") the operating expense part from year to year depending on an index or the building's actual costs. In "Net" leases, the rent contains no provision for operating expenses and the landlord uses some method of obtaining direct reimbursement ("recovery") from tenants. Do not include parking income here.

a) Office Space Rental Income—Base Rental and operating expense escalation/recovery income from office areas.

b) Retail Space Rental Income—Base Rental and operating expense escalation/recovery and percentage rental income from retail space in the office building (example: boutique, sandwich shop, etc.) Note: Retail may generally be defined as tenants whose space is devoted to merchandising to or serving the general public with extensive investments in inventory and/or associated trade furniture and fixtures; who have relatively few employees; whose rent is often based on a substantially different structure than office areas, and who often provide their own maintenance and housekeeping within their premises. Some tenants, for instance a securities firm located on the ground floor, may not conform to all of the above criteria and be difficult to classify. Another way to look at it could be to ask yourself if the space were vacant how would you remarket it? As office space or retail space?

c) Other Space Rental Income—Rental income from storage areas, etc.

II. MISCELLANEOUS INCOME—All non-rental income. Include tenant payment for extraordinary services not included in lease (if the costs to provide those services is not expensed, then include only the associated net profit), wastepaper sales, vending machine collections and non-lease-provided energy sales to tenants or other purchasers and all other income beyond rent. Do not include any normal escalation income here.

EXPENSE CATEGORIES

I. CLEANING—All required items for both daytime and nighttime cleaning of offices, public areas, atriums, elevators, restrooms, windows, etc. Includes upkeep and ordinary expensed replacement of cleaning equipment and supplies. Do not include any expenses for machine rooms and other restricted access areas.

a) Payroll—Payroll, taxes and fringe benefits for directly employed cleaning personnel including salaried supervisors or managers.

b) Contract Services—Individuals/firms contracted from outside the normal building staff to perform specified cleaning tasks. Included here might be everything from normal space cleaning to window washing, drapery and carpet cleaning and so on.

c) Supplies/Materials/Miscellaneous—Ordinary cleaning supplies and materials plus expensed upkeep or replacement of cleaning equipment.

d) Trash Removal—Include all trash removal expenses.

II. REPAIRS AND MAINTENANCE—All expenses for elevator, HVAC, electrical, structural/roof, plumbing and other building maintenance (including common areas and general upkeep). Total payroll from individual item categories should be included in Payroll. Contract services and designated supplies should be included in individual item categories.

a) Payroll—Payroll, taxes and fringe benefits for directly employed operating engineering and maintenance personnel including salaried operating or chief engineer.

b) Elevator—Include contract services and supplies/materials.

c) HVAC—Include contract services and supplies/materials.

d) Electrical—Include contract services and supplies/materials.

e) Structural/Roof— Include contract services and supplies/materials expensed during the operating year.

f) Plumbing—Include contract services and supplies/materials for domestic water and sewage services. Do not include piping for the mechanical system, sprinkler/standpipe system.

g) Fire and Life Safety—Include contract services and supplies/materials.

h) Other Building Maintenance/Supplies—Include contract and services for general upkeep, including non-tenant areas such as lobbies, hallways and so on, and all other repair and maintenance expenses not allocated to the categories above.

III. Utilities—All utilities expensed to building. Include any energy that is sub-metered, even if you are receiving income for it; show the total expense, not the net expense after tenant reimbursement.

a) Electricity

b) Gas

c) Fuel Oil

d) Purchased Steam

e) Purchased Chilled Water

f) Coal

g) Water/Sewer

IV. ROADS/GROUNDS/SECURITY—These items are grouped together solely for convenience. Generally speaking, downtown buildings have higher security expenses and lower roads and grounds expense with suburban buildings having the opposite situation.

a) Roads/Grounds—Any expense related to exterior maintenance other than the building structure (or related remote mechanical equipment) such as landscaping, snow removal, parking lot repairs, site signage, site lighting, etc. Note: If a suburban parking lot charges a parking fee, do not include any of its maintenance costs here.

1) Payroll—Payroll, taxes and fringe benefits for directly employed roads/grounds personnel.

2) Contract Services—Individuals/firms contracted from outside the normal building staff to perform specified roads/grounds tasks.

3) Other Roads and Grounds Expense—Maintenance supplies and materials used in upkeep of exterior areas such as fertilizer, ice melt chemical, etc.

b) Security—Expenses related to the security of tenants and building.

1) Payroll taxes and fringe benefits for directly employed security personnel.

2) Contract Services—Individuals/firms contracted from outside the normal building staff to perform specified security tasks.

3) Other Security Expense—Ordinary supplies necessary to operate a security program such as batteries, control forms, access cards, etc., and contract services/ supplies for repair and maintenance of fire alarm systems, sprinkler systems and fire pumps.

V. ADMINISTRATIVE—Expenses directly connected with administration of the building. Do not include general maintenance/operations costs here.

a) Payroll—Payroll, taxes and fringe benefits for directly employed administrative personnel such as building manager, building secretary, assistant building manager. (Engineering, maintenance and other building staff should go in other appropriate categories).

b) Management Fees—For building managed under a management contract.

c) Legal Fees—Pertaining to operation of the building such as labor disputes, contractor agreements, etc. Do not include legal costs pertaining to leasing.

d) Audit Fees—Accounting, data processing and auditing costs to the extent necessary to satisfy tenant lease requirements and permanent lender requirements. Should not include costs of owner's income tax work, partnership reporting requirements or other non-operating accounting work.

e) General Office Expense—General expense of running and maintaining the Office of Building Management: supplies, furniture, telephones, temporary office help, postage and so on. Includes "office rent" for the Office of Building Management calculated at fair market value.

f) Other Administrative Expense—Expense such as engineering consultants, advertising for employees, service contract solicitation, auto expense, travel and entertainment, training, and any other non-leasing purpose, business license, dues and subscriptions or miscellaneous expense.

VI. FIXED EXPENSES

a) Real Estate Taxes—Total land and building real estate taxes.

b) Building Insurance—All types of building insurance including fire, casualty, errors and omissions. Do not include insurance relating to employee benefits.

c) Personal Property Tax

d) Other Tax—Include any kind of annual or periodic tax or excise tax. Licenses should be reported in Other Administrative Expenses. Payroll tax is included in Payroll categories.

VII. LEASING EXPENSE—All cash expenses directly related to the leasing of space regardless of how the expenditures were booked for accounting purposes. Do not include any amortizations of prior year expenditures. The purpose in avoiding the "accounting treatment" of these transactions and focusing on the cash expenditures is to provide a detailed cash basis analysis that should relate to the general market activity of the building's trade area and, in some manners, may be compared to market activity in other trade areas.

a) Advertising/Promotion—Costs for advertising and promoting building space.

b) Commissions and Fees—Leasing commissions and other fees for obtaining tenants, and legal fees incurred for lease negotiations.

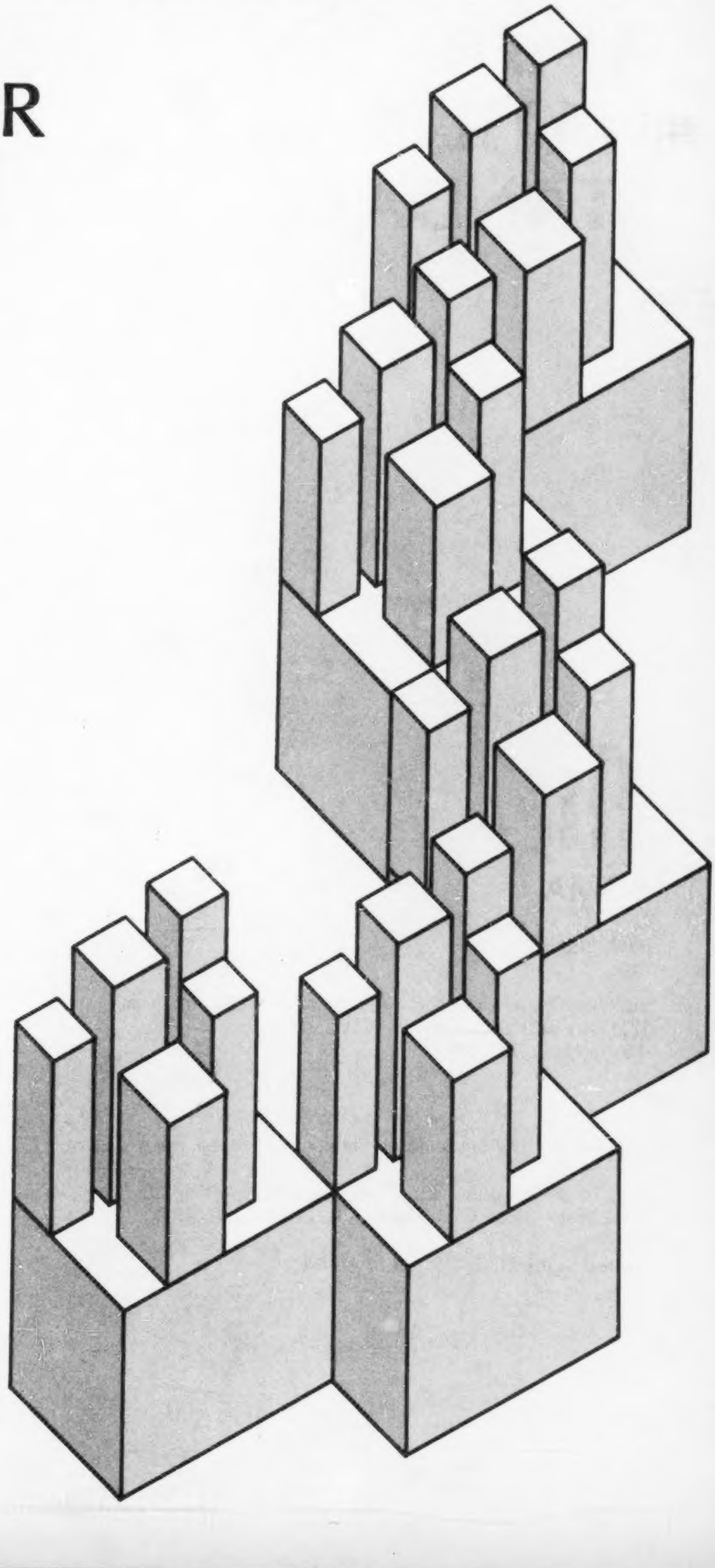
c) Tenant Alterations—Alteration expenditures made during the year to retain current tenants or secure new tenants, including the value of building standard items supplied from inventory and deducting all tenant contributions toward alterations cost.

d) Buy-outs—Expense of buying out existing tenants.

APPENDIX D

STANDARD METHOD FOR MEASURING FLOOR AREA

STANDARD METHOD FOR MEASURING FLOOR AREA IN OFFICE BUILDINGS



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American National Standard

ANSI Z65.1-1980 (Revision
of ANSI Z65.1-1972)
Approved July 31, 1980, by
American National Standards
Institute, Inc.

BOMA
INTERNATIONAL

Secretariat
Building Owners and Managers
Association International
1221 Massachusetts Avenue, N.W.
Washington, D.C. 20005

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BOMA
INTERNATIONAL

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Preface

In 1915 the Building Owners and Managers Association International developed the first standard method of floor measurement for office buildings. This was readily accepted as a national standard and served the industry for more than thirty-five years without occasion for amendment. With the advent of "block type" building design, a revised standard method of floor measurement was adopted by the Building Owners and Managers Association International in 1952. This was further revised in 1955 to become the American National Standard, of which BOMA International was a co-sponsor.

In 1971 the Standard was again revised to reflect modern leasing concepts and practices in effect at that time. BOMA International again revised the Standard in 1980 to further clarify the point to which measurements are taken relative to the exterior wall of a building and to establish the two basic methods that are used in measuring the office area of a given floor.

The American National Standard for measuring office areas in a building is the result of joint action by participating organizations under the auspices of the American National Standards Institute.

Originally adopted September 15, 1915 - Reissued (without change) December 1, 1925 - Revised and reissued December 8, 1952 - Revised and readopted December 6, 1955, and reissued January 10, 1956 -Reprinted April, 1963; April, 1966; April, 1970. Revised and readopted June, 1971 and reprinted April, 1972; February, 1973; August, 1976. Revised and readopted June, 1980 and reissued August, 1980.

AMERICAN NATIONAL STANDARD
Z65.1 - 1980 Method for Measuring Floor Space in Office Buildings (revision of ANSI Z65.1 - 1972) Approved July, 1980.

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BOMA
INTERNATIONAL

Foreword

(This Foreword is not a part of American National Standard Method for Measuring Floor Area in Office Buildings, ANSI Z65.1 -1980).

The purpose of a standard is to permit communication and computation on a clear and understandable basis. Another important purpose is to allow comparison of values on the basis of a generally agreed upon unit of measurement. The Building Owners and Managers Association International has sponsored the Standard Method of Floor Measurement for more than sixty years. The BOMA Standard has been the one accepted and approved by the American National Standards Institute for many years. The result is a unit of measurement that can be used by building owners, managers, tenants, appraisers, architects, lending institutions and others to compute the floor area of an office building.

It should be noted that this standard can and should be used in measuring office space in old as well as new buildings. It is applicable to any architectural design or type of construction.

The Building Owners and Managers Association International urges all its members and others in the office building industry to use this method to measure office space. This publication also includes the approved method of measuring street level store space in office buildings, and also "construction area" (to be used primarily to determine building cost or value).

Introduction

This booklet describes standard methods of measuring office building Usable Area, Rentable Area, Store Area, and Construction Area.

Usable Area

This method measures the actual occupiable area of a floor or an office suite and is of prime interest to a tenant in evaluating the space offered by a landlord and in allocating the space required to house personnel and furniture. The amount of Usable Area on a multi-tenant floor can vary over the life of a building as corridors expand and contract and as floors are remodeled. Usable Area on a floor can be converted to Rentable Area by the use of a conversion factor.

Rentable Area

This method measures the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to areas below. The Rentable Area of a floor is fixed for the life of a building and is not affected by changes in corridor sizes or configuration. This method is therefore recommended for measuring the total income producing area of a building and for use in computing the tenant's pro rata share of a building for purposes of rent escalation. Lenders, architects and appraisers will use Rentable Area in analyzing the economic potential of a building.

It is recommended that on multi-tenant floors the landlord compute both the Rentable and Usable Area for any specific office suite.

Store Area

This method measures the ground floor rentable area of an office building for occupancy as store space.

Construction Area

This method of measurement is to be used primarily to determine building cost or value and is not used for leasing purposes except where an entire building is leased to a single tenant.

DEFINITIONS

1) "Finished Surface" shall mean a wall, ceiling or floor surface, including glass, as prepared for tenant use, excluding the thickness of any special surfacing materials such as paneling, furring strips and carpet.

2) "Dominant Portion" shall mean that portion of the inside finished surface of the permanent outer building wall which is 50% or more of the vertical floor-to-ceiling dimension measured at the dominant portion. If there is no dominant portion, or if the dominant portion is not vertical, the measurement for area shall be to the inside finished surface of the permanent outer building wall where it intersects the finished floor.

3) "Major Vertical Penetrations" shall mean stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls, which serve more than one floor of the building, but shall not include stairs, dumb-waiters, lifts, and the like, exclusively serving a tenant occupying offices on more than one floor.

4) "Office" shall mean the premises leased to a tenant for which a measurement is to be computed.

CONVERSION FORMULA

$$\frac{\text{Rentable Area}}{\text{Usable Area}} = \text{Rentable/Usable Ratio}\ (\text{"R/U Ratio"})$$

Usable Area x R/U Ratio=Rentable Area

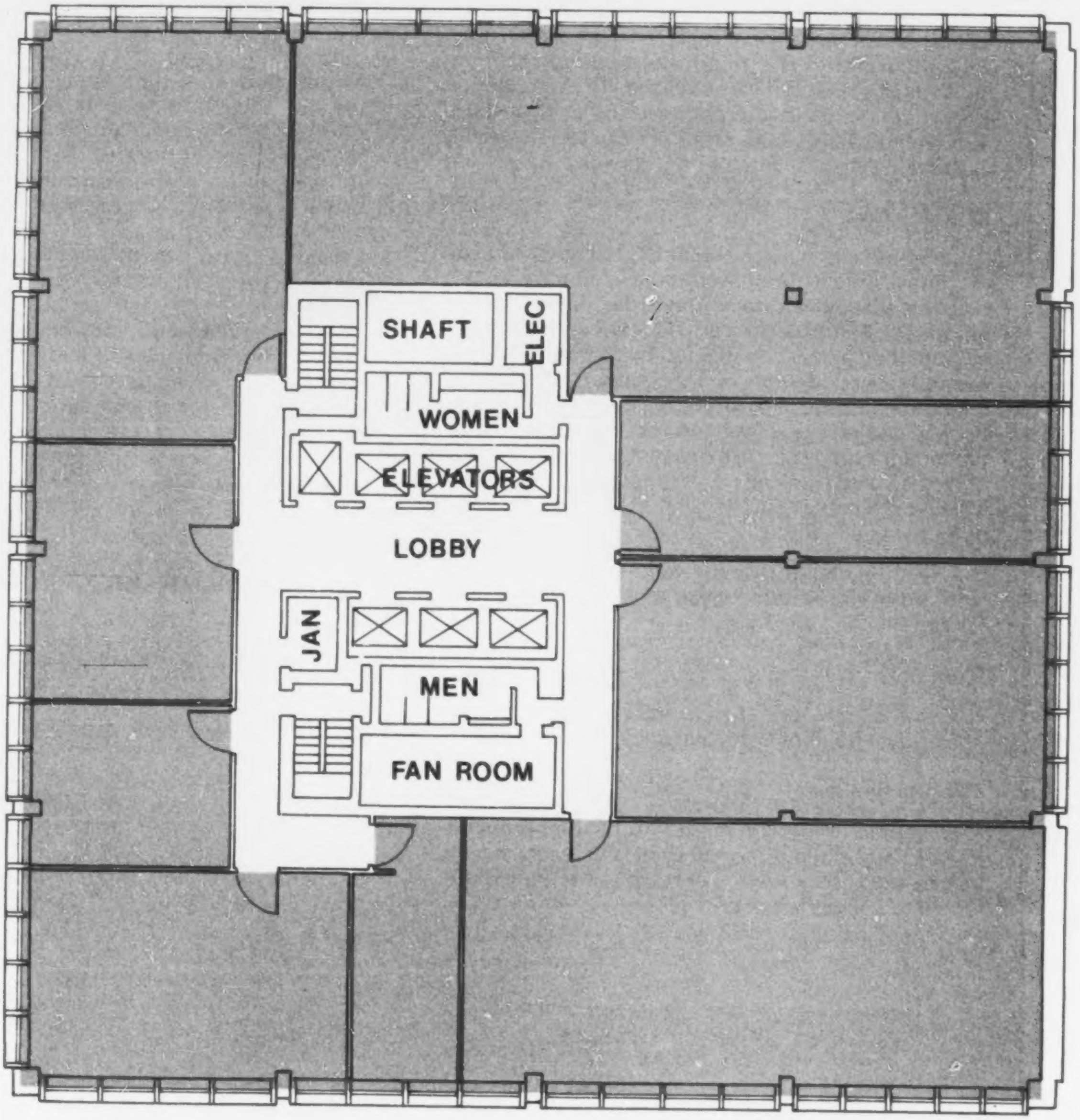
$$\frac{\text{Rentable Area}}{\text{R/U Ratio}} = \text{Usable Area}$$

Usable Area

The Usable Area of an office shall be computed by measuring to the finished surface of the office side of corridor and other permanent walls, to the center of partitions that separate the office from adjoining Usable Areas, and to the inside finished surface of the dominant portion of the permanent outer building walls.

No deductions shall be made for columns and projections necessary to the building.

The Usable Area of a floor shall be equal to the sum of all Usable Areas on that floor.



•Note: Assumes glass line as illustrated is the dominant portion. See illustrations "A" through "D".

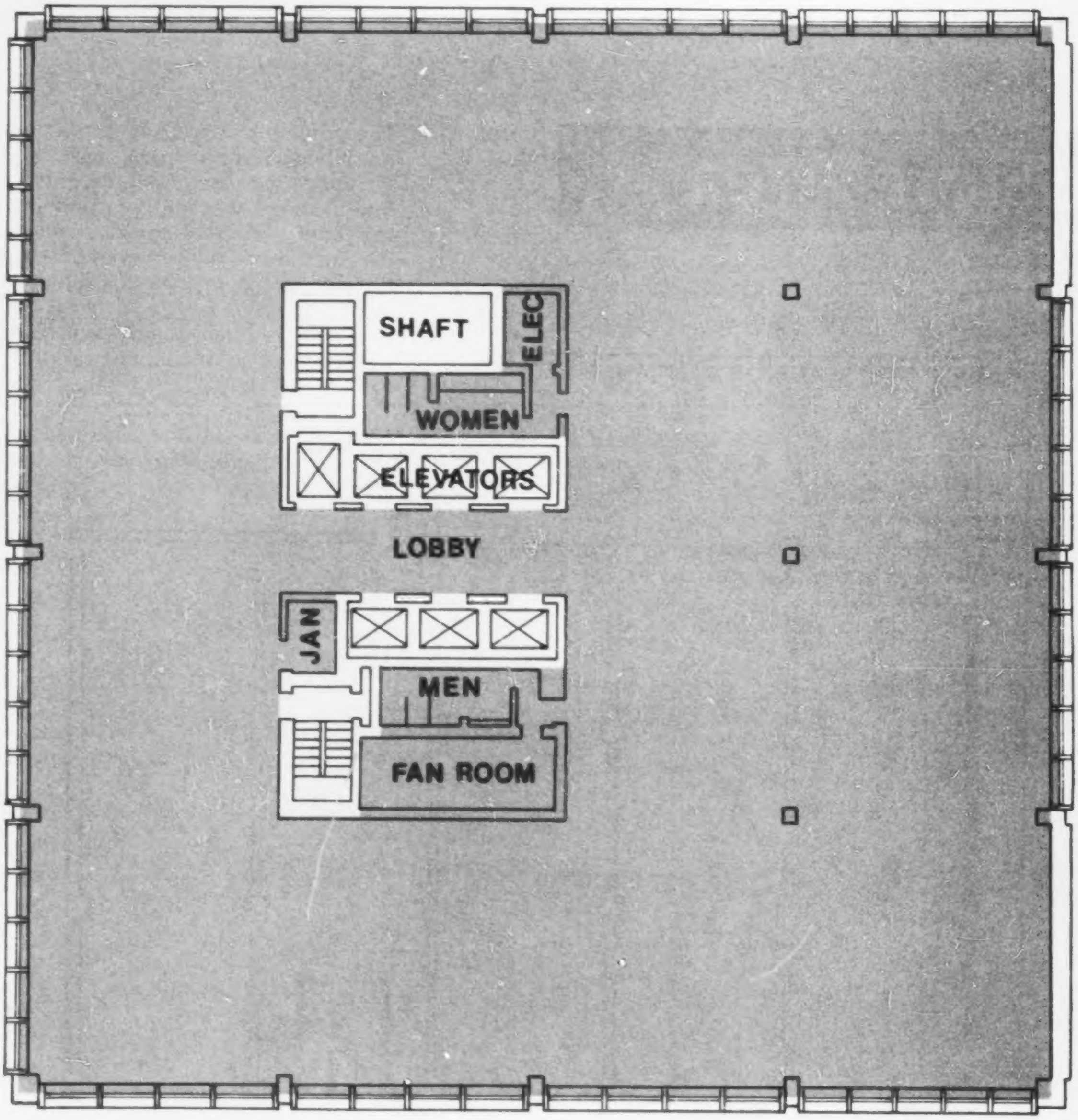
Page six of a ten page document. *To avoid misinterpretation, this page should not be used without the complete document.*

Rentable Area

The Rentable Area of a floor shall be computed by measuring to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetrations of the floor.

No deductions shall be made for columns and projections necessary to the building.

The Rentable Area of an office on the floor shall be computed by multiplying the Usable Area of that office by the quotient of the division of the Rentable Area of the floor by the Usable Area of the floor resulting in the "R/U Ratio" described herein.



*Note: Assumes glass line as illustrated is the dominant portion. See illustrations "A" through "D".

Page seven of a ten page document. *To avoid misinterpretation, this page should not be used without the complete document.*

Construction Area

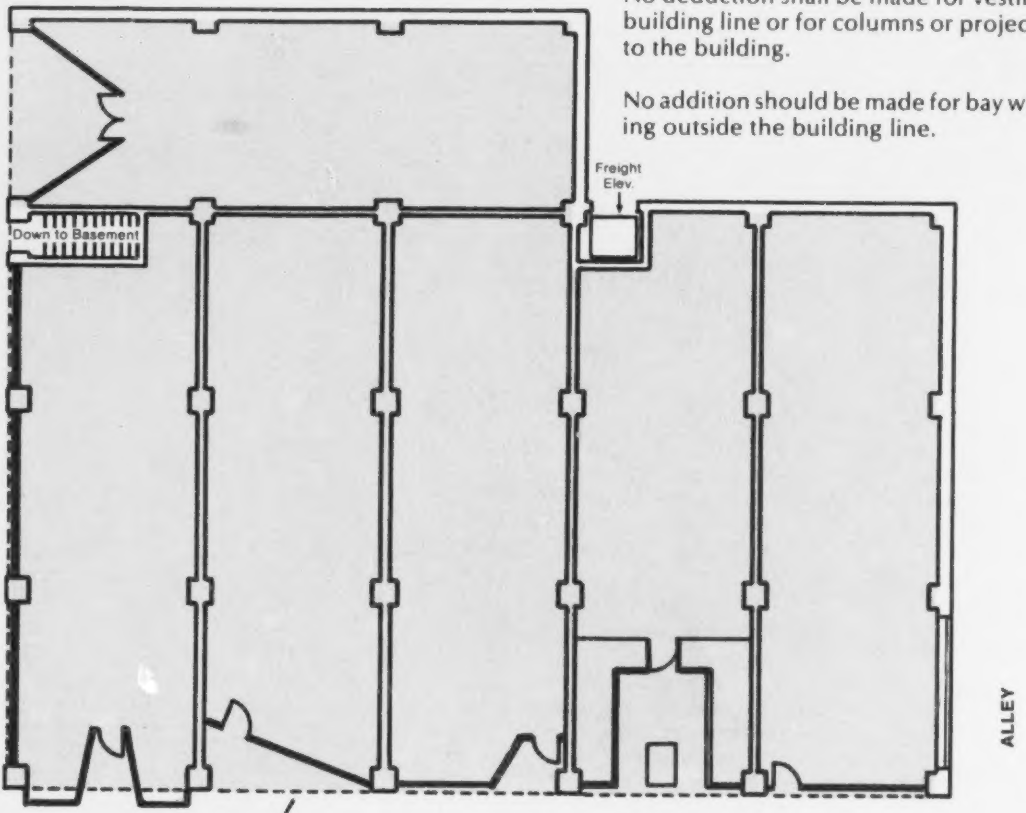
The Construction Area of a floor shall be computed by measuring to the outside finished surface of permanent outer building walls. The Construction Area of a building shall be the sum of the Construction Area of all enclosed floors of the building, including basements, mechanical equipment floors, penthouses, and the like.

Store Area

The number of square feet in a ground floor Store Area shall be computed by measuring from the building line in the case of street frontages, and from the inner surface of other outer building walls and from the inner surface of corridor and other permanent partitons and to the center of partitions that separate the premises from adjoining rentable areas.

No deduction shall be made for vestibules inside the building line or for columns or projections necessary to the building.

No addition should be made for bay windows extending outside the building line.



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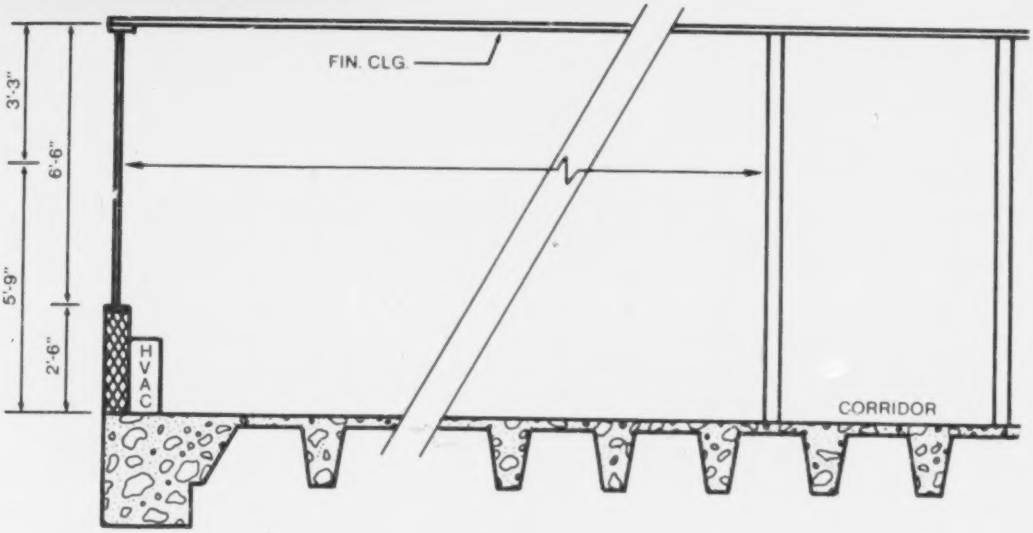
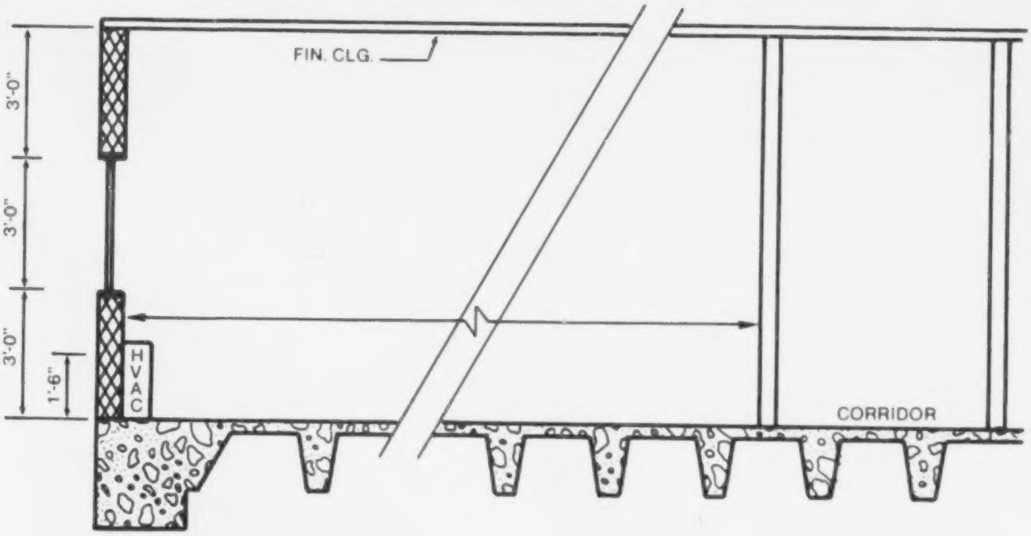
Clarifying Illustrations

Ⓐ



Illustrates a vertical permanent outer building wall where glass comprises 50% or more of the vertical floor-to-ceiling dimension and, therefore, is the dominant portion. Points of measurement are shown by the connected arrows.

Ⓑ



Illustrates a vertical permanent outer building wall where non-glass material comprises 50% or more of the vertical floor-to-ceiling dimension and, therefore, is the dominant portion. Points of measurement are shown by the connected arrows.

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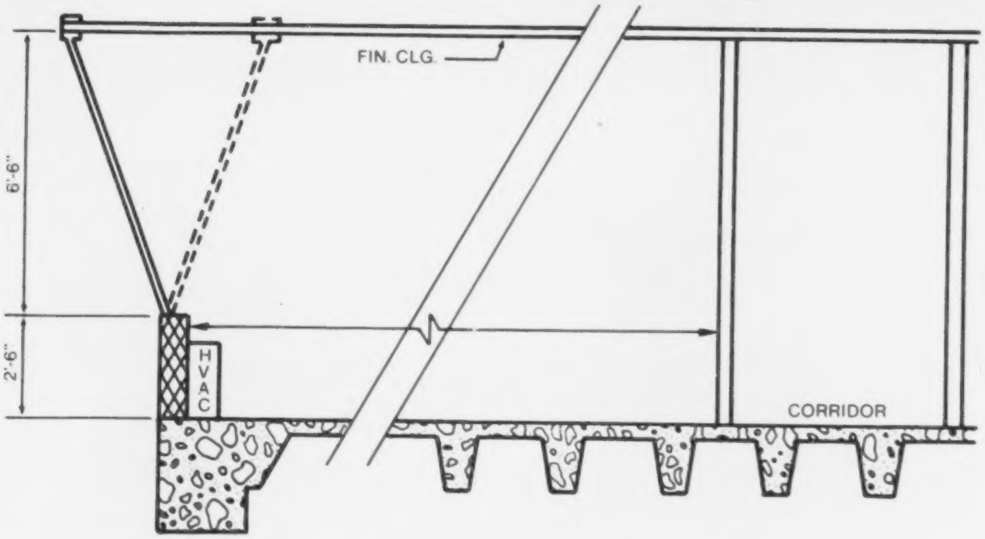
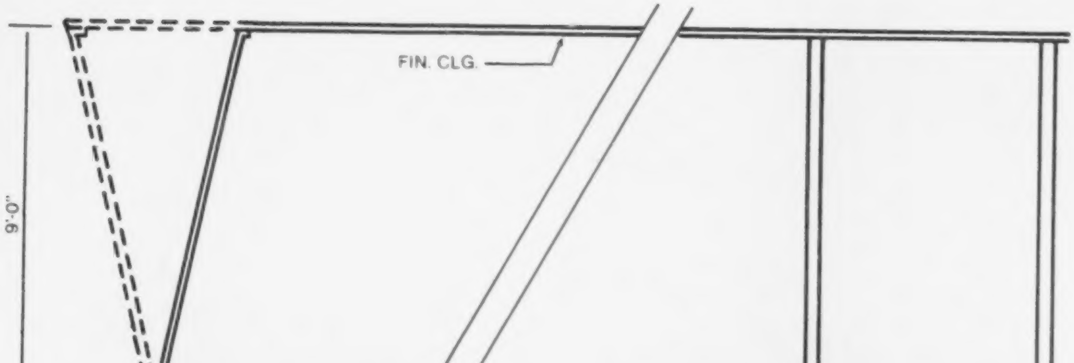
Ⓒ


FIN. CLG.
6'-6"
2'-6"
HVAC
CORRIDOR

Illustrates a partially non-vertical permanent outer building wall. Points of measurement are shown by the connected arrows.

Ⓓ


FIN. CLG.
9'-0"
CORRIDOR

Illustrates a non-vertical permanent outer building wall. Points of measurement are shown by the connected arrows.

Page ten of a ten page document. *To avoid misinterpretation, this page should not be used without the complete document.*

APPENDIX E

OCCUPANCY SURVEY/OCTOBER, 1985

October 1985 Occupancy Survey

REGION/CITY	NUMBER OF BUILDINGS (Reporting)	COMPETITIVE RENTABLE SQ. FT. (Reporting)	PERCENTAGE OCCUPIED	NONCOMPETITIVE OCCUPIED AREA SQ. FT. (Reporting)	PERCENTAGE OCCUPIED OF ALL OFFICE SPACE	RETAIL SPACE TOTAL SQ. FT. (Reporting)	RETAIL SPACE PERCENTAGE OCCUPIED	OFFICE SPACE AVG. BASE RENTAL RATE PER SQ. FT.
MIDDLE ATLANTIC								
Baltimore, MD	190	15,100,000	90.3	3,900,000	92.3	—	—	—
Downtown	90	7,300,000	88.7	2,700,000	91.8	—	—	—
Suburban	100	7,800,000	91.9	1,200,000	92.9	—	—	—
Boston, MA	837	86,480,841	88.7	—	88.7	—	—	—
Downtown	221	36,527,092	91.9	—	91.9	—	—	—
Suburban	560	43,717,034	85.9	—	85.9	—	—	—
Cambridge	56	6,236,715	89.4	—	89.4	—	—	—
Columbia, MD	14	692,223	95.6	3,300	95.6	—	—	14.85
New York, NY	265	157,487,000	92.7	—	92.7	—	—	34.84
Midtown	171	97,389,000	93.1	—	93.1	—	—	39.73
Downtown	94	60,098,000	92.1	—	92.1	—	—	29.94
Philadelphia, PA	85	24,679,079	84.6	522,000	84.9	—	—	21.50
Pittsburgh, PA	60	11,823,473	85.8	3,572,618	89.1	606,967	92.5	17.75
Reading, PA	5	267,343	77.0	—	77.0	33,611	84.4	—
Washington, DC	112	14,970,508	93.6	3,710,357	94.9	815,267	87.6	—
REGIONAL TOTALS	**1,568**	**311,500,467**	**90.6**	**11,708,275**	**91.0**	**1,455,845**	**89.6**	**22.24**
MIDWEST NORTHERN								
Billings, MT	4	344,550	92.9	—	92.9	—	—	14.91
Des Moines, IA	20	1,257,077	90.7	1,723,150	96.1	213,233	72.3	12.55
Duluth, MN	13	497,783	74.0	228,431	82.1	62,540	58.6	—
Kansas City, MO	358	17,050,000	84.8	—	84.8	—	—	—
Milwaukee, WI	142	12,119,942	85.0	—	85.0	—	—	—
Downtown	57	7,961,680	84.8	—	84.8	—	—	—
Suburban	85	4,158,262	85.4	—	85.4	—	—	—
Minneapolis, MN	115	15,762,773	83.7	6,122,301	88.2	1,568,341	89.4	—
Downtown	70	10,420,664	83.5	4,685,533	88.6	1,530,492	89.3	—
Suburban	45	5,342,109	84.0	1,436,768	87.4	37,849	97.1	—
Omaha, NE	19	1,569,046	84.4	305,451	86.9	206,505	97.6	13.92
St. Paul, MN	29	2,705,335	86.3	2,459,450	92.8	366,565	81.6	12.68
Cities—less than 3 reports	6	541,639	81.7	64,240	83.7	56,450	60.4	12.40
REGIONAL TOTALS	**706**	**51,848,145**	**84.6**	**10,903,023**	**87.3**	**2,473,634**	**86.0**	**13.29**
NORTH CENTRAL								
Akron, OH	7	427,413	86.7	696,285	95.0	71,073	84.5	10.47
Chicago, IL	171	59,626,802	82.9	13,246,250	86.0	845,213	95.3	—
Suburban Chicago, IL	99	14,867,290	86.2	3,298,990	88.7	—	—	—
Cleveland, OH	23	5,612,552	84.5	1,486,977	87.8	287,230	85.7	11.51
Columbus, OH	30	5,145,276	82.8	2,495,704	88.4	162,406	76.9	14.40
Dayton, OH	48	4,246,833	82.2	—	82.2	—	—	11.00
Detroit, MI	4	1,234,875	93.4	846,903	96.1	32,766	100.0	13.17
Toledo, OH	6	196,805	89.0	—	89.0	—	—	10.08
Cities—less than 3 reports	9	1,444,518	91.9	428,880	93.1	67,120	90.6	14.08
REGIONAL TOTALS	**397**	**92,802,364**	**83.8**	**24,499,988**	**86.9**	**1,455,808**	**90.7**	**12.10**
PACIFIC NORTHWEST								
Portland, OR[2]	79	9,070,056	82.8	—	82.8	653,759	91.6	—
Spokane, WA	29	1,653,664	83.5	557,752	87.7	1,000,000	95.0	—
REGIONAL TOTALS *(Excluded due to lack of current city data)*								

PACIFIC SOUTHWEST								
Honolulu, HI	44	5,138,053	88.5	630,387	89.7	429,488	84.4	—
Los Angeles, CA	1,474	[*]171,977,978	75.1	—	75.1	—	—	—
Oakland, CA	6	99,934	90.2	1,171,050	99.2	14,581	100.0	—
Phoenix, AZ[3]	512	31,731,493	67.3	—	67.3	—	—	—
Downtown	130	11,968,084	73.9	—	73.9	—	—	—
Suburban	382	19,763,409	63.3	—	63.3	—	—	—
San Diego, CA	23	2,723,667	78.6	569,767	82.3	78,912	93.6	17.55
San Francisco, CA	80	14,417,659	84.4	2,491,227	86.7	—	—	—
Tucson, AZ	5	539,245	82.9	63,422	84.7	—	—	5.94
Cities—less than 3 reports	3	405,917	97.4	66,900	97.8	—	—	—
REGIONAL TOTALS#	**2,147**	**227,033,946**	**75.0**	**4,992,753**	**75.6**	**522,981**	**88.2**	**—**
SOUTHERN								
Atlanta, GA[1]	542	52,712,022	80.6	—	80.6	—	—	—
Birmingham, AL	11	849,473	61.6	860,722	80.9	39,811	66.6	9.69
Charleston, WV	4	535,277	91.1	586	91.1	13,816	89.8	12.13
Charlotte, NC	134	12,925,592	85.5	—	85.5	—	—	13.22
Chattanooga, IN	4	215,275	93.7	66,821	95.2	—	—	9.13
Lafayette, LA	27	1,350,600	71.4	10,542	71.7	—	—	12.00
Nashville, TN	15	3,278,796	86.1	1,181,209	89.8	80,627	98.4	14.31
New Orleans, LA	12	3,873,888	60.3	472,351	64.6	163,917	67.8	17.50
Norfolk, VA[4]	101	5,254,039	84.1	—	84.1	—	—	13.35
Downtown	27	2,008,320	89.1	—	89.1	—	—	14.89
Suburban	74	3,245,719	81.0	—	81.0	—	—	11.80
Orlando, FL	12	919,984	63.1	30,000	64.2	—	—	14.00
Raleigh, NC	6	589,029	68.3	387,940	80.9	42,885	83.7	15.25
Tampa, FL	23	3,454,397	91.5	—	91.5	1,539,800	92.0	15.76
Cities—less than 3 reports	19	2,407,714	79.3	398,784	82.2	25,613	91.1	12.85
REGIONAL TOTALS	**910**	**88,366,086**	**80.8**	**3,408,955**	**81.5**	**1,906,469**	**89.4**	**13.27**
SOUTHWEST								
Albuquerque, NM	7	283,633	68.3	41,702	72.4	—	—	7.21
Austin, TX	16	2,256,614	73.1	—	73.1	66,098	20.5	21.39
Dallas, TX	688	105,341,862	76.9	19,475,987	80.5	3,648,624	94.7	—
Denver, CO	79	13,262,658	78.4	762,753	79.6	237,822	73.0	13.58
El Paso, TX	71	4,088,8[illegible]8	89.2	—	89.2	—	—	10.57
Houston, TX[5]	[*]1,628	162,062,426	75.2	—	75.2	—	—	—
Downtown	104	[*]39,567,025	82.6	—	82.6	—	—	—
Suburban	1,524	[*]122,495,401	72.9	—	72.9	—	—	—
Midland, TX	7	819,800	83.0	—	83.0	98,841	59.5	7.96
San Antonio, TX	54	5,446,547	75.1	1,635,662	80.9	128,043	86.8	13.92
Shreveport, LA	16	1,669,031	80.3	185,870	82.3	75,056	75.0	11.72
REGIONAL TOTALS	**2,586**	**295,231,419**	**76.2**	**22,101,974**	**77.9**	**4,254,484**	**91.0**	**12.34**
CANADA								
Calgary, ALTA	274	[*]35,800,000	88.0	—	88.0	—	—	—
Montreal, QUE	104	31,374,644	88.8	—	88.8	—	—	—
Toronto, ONT	510	63,483,664	84.9	6,259,629	86.2	—	—	—
REGIONAL TOTALS	**888**	**130,658,308**	**86.7**	**6,259,629**	**87.3**	**—**	**—**	**—**
U.S. TOTAL#	**8,402**	**1,077,506,147**	**81.6**	**76,172,721**	**82.8**	**13,732,980**	**89.8**	**13.76**
GRAND TOTAL#	**9,290**	**1,208,164,455**	**82.2**	**82,432,350**	**83.3**	**13,732,980**	**89.8**	**—**

[1] Data as of 5/1/85
[2] Data as of 6/30/85
[3] Data as of second quarter '85
[4] Data courtesy of Goodman Segar Hogan, Inc. of Norfolk
[5] Data courtesy of Property Research & Investment Consultants Inc. of Houston
[*] Figure includes both competitive and noncompetitive office space

APPENDIX F

BUILDING OWNERS AND MANAGERS ASSOCIATION INTERNATIONAL

BUILDING OWNERS AND MANAGERS INSTITUTE INTERNATIONAL

BUILDING OWNERS AND MANAGERS ASSOCIATION (BOMA) INTERNATIONAL

The Building Owners and Managers Association (BOMA) International provides representation, services and educational opportunities for the office building industry.

Founded in 1907, BOMA International's 95 federated associations and over 6,000 members include those who own and manage commercial properties, others who plan, develop, market, and lease office buildings, and major companies that provide the latest products, equipment and service to the industry. This peer network provides an influential voice for the office building industry.

The Annual Convention and The Office Building Show have been the highlight of the industry's year for 79 years. Over 3,500 attendees participated in this year's program featuring 300 booths, three general sessions, four half-day seminars, and 26 workshops, the most complete four-day educational experience to be found anywhere.

Besides the *Experience Exchange Report*, BOMA conducts an annual survey of fire safety in office buildings, sponsors office tenant research, and charts office market conditions across North America.

Results are published in SKYLINES, BOMA's award-winning, 24-page newspaper, providing timely analysis of developments in the office building industry. Its in-depth reporting on government issues is unmatched at highlighting legislative and regulatory developments to provide advance warning on regulations impacting the industry.

BOMA's fully staffed Washington, D.C., headquarters maintains working relationships with Congress and federal regulatory agencies who rely upon BOMA to gather facts about the industry and to offer guidance on government proposals. The International is the only association that represents the office building industry in the model code and standard development process.

BOMA International publishes reference and how-to books on key aspects of the industry. Among these books are the all new *Office Building Lease Manual, Leasing Concepts,* and *A Guide to Commercial Property Management.*

Industry standards represent a growing priority of BOMA International. The *Standard Method of Floor Measurement* among others are published as objective guidelines to use for comparison. More office building standards are being developed by BOMA's membership to give industry professionals new tools to evaluate building performance.

The Building Planning Service is a unique advisory service for those planning to construct or renovate office buildings or mixed-use complexes. BOMA assembles a team of longtime industry experts who conduct on-site, comprehensive analyses of proposed projects evaluating how the building will operate, serve its tenants, and achieve its intended function. Hundreds of building projects have benefited from this unique BOMA service.

BOMA provides a complete array of services and educational opportunities for office building industry professionals striving to keep pace with a dynamic and volatile industry. For membership information on BOMA, call (202) 289-7000.

BUILDING OWNERS AND MANAGERS INSTITUTE (BOMI) INTERNATIONAL

Since 1970, the Building Owners and Managers Institute has grown from an idea to a vital force in property management education.

Property managers have become indispensable professionals today because in the late 1960's, a myth died, the myth of unlimited natural resources. Government, business, and consumer groups today require efficient management of real property. Furthermore, constantly changing lifestyles demand that property managers learn and apply these efficiency measures more and more rapidly.

And so, in the late sixties, the education committee of BOMA International's Middle Atlantic Conference decided to develop an educational program to help property managers keep abreast of changes in the industry. And they knew these courses would have to fit into the busy schedules of these professionals.

In 1970, BOMI emerged to provide this education program to BOMA members. Its first president was Herb Graebner, who came from the American University in Bryn Mawr, Pennsylvania, which provides certifying education for the insurance agency. Then, in 1976, James R. McCue became president, completing his PhD in Adult Education in 1982 from Michigan State University. Under his leadership, BOMI's courses are continually revised to reflect state-of-the-art in the industry, and new courses, seminars, and workshops are being instituted.

THE REAL PROPERTY ADMINISTRATOR PROGRAM

BOMI's primary goal is to raise the professional competency of the property manager. Seven college-level courses (with credits conferred for proven competency) culminate in the coveted RPA designation. The designation has become the hallmark in commercial property administration, fulfilling the original mandate from BOMA: "a strictly professional program because the industry will accept and support no less."

BOMI offers the most efficient and convenient way a property manager can advance his career:

1. An RPA is a knowledgeable generalist. His BOMI education fills the gaps almost every property manager brings to this demandingly diverse profession.
2. He is a problem solver. The courses constantly direct new knowledge toward case studies or other actual applications.
3. The RPA is a manager. That is, he knows when to call in another expert, and knows how to communicate with that expert.

THE SYSTEMS MANAGER ADMINISTRATOR PROGRAM

Until now there has been no comprehensive education program for the actual operators of building systems. Only piece meal training efforts existed, and they overlooked the interaction between building systems. This inadequate training frequently resulted in reduced operating profits for employers and property owners.

At the request of building owners, the Building Owners and Managers Institute, experienced adult educators, developed the Systems Maintenance Technician (SMT) and Systems Maintenance Administrator (SMA) programs to meet this need. The SMT and SMA programs give students practical courses designed specifically for the people who operate and maintain complex building systems. The goal of these programs is to raise operating profits by reducing operating mistakes. This goal is met through an innovative, up-to-date curriculum that provides . . .

- a systematic and comprehensive analysis of how building systems function and interact, and how this affects the building operating costs,
- step-by-step training to increase the operating effectiveness of building engineers in every crucial area,
- a high level of awareness of energy saving techniques and skills relating to each system,
- preparation in supervision so that building engineers can better direct and motivate their own staffs and coordinate effectively with other areas of management.

Building engineers who have earned their SMT and SMA are a valuable asset to their employer. They have the training and job skills to save their company time and money.

The SMA program offers two levels of proficiency for the student's career development. The first five courses detail operating systems. A student completing these courses will earn the SMT (Systems Maintenance Technician) designation.

The last three courses tie the prior information together into a coordinated system. They also develop the people skills necessary to transfer the knowledgeable engineer into the effective supervisor. Completion of all eight courses results in the achievement of the SMA (Systems Maintenance Administrator) designation.

Students interested in the RPA or the SMA Program should contact the Institute for more information:

BOMI International
P.O. Box 9709
Arnold, MD 21012
301-974-1410.